

OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

SPECIAL PLANNING MEETING AGENDA Tuesday, March 19, 2013 5:00 p.m.

- Pledge of Allegiance
- Roll call
- 1. Petitions, Applications and Public Hearings
 - 1.1 Administrative Items
 - a. Old Business
 - CUP 2013-03 Consideration and action on an administrative application, Summit at Powder Mountain Phase 1, consisting of a 141 unit Planned Residential Unit Development (PRUD) located at Powder Mountain, Western America Holding LLC, Applicant, Russ Watts (Summit Eden), Agent
- 2. Adjourn

The meeting will be held in the Weber Center, County Commission Chambers 1st Floor, 2380 Washington Blvd., Ogden, Utah.
No pre-meeting will be held



(In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Division office at 801-399-8791)



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Reconsideration and action on an administrative application, Conditional Use Permit (CUP)

2013-03 (Summit at Powder Mountain Phase 1) consisting of a 154 unit Planned Residential

Unit Development (PRUD)

Agenda Date:

Tuesday, March 19, 2013

Applicant:

Western America Holding LLC, applicant, Russ Watts (Summit Eden), representative

File Number:

CUP 2013-03

Property Information

Approximate Address:

Powder Mountain

Project Area:

594.23 Acres at Powder Mountain

Zoning:

Commercial Valley Resort Recreation Zone (CVR-1), Forest- 40 Zone (F-40), and Forest

Valley-3 Zone (FV-3)

Existing Land Use:

Powder Mountain Ski Resort

Proposed Land Use:

Summit at Powder Mountain Phase 1 PRUD consisting of 154 units

Parcel ID:

22-001-0002, 22-006-0007, 22-006-0018, 22-006-0020, 23-012-0029, 23-012-0030,

23-012-0032, 23-012-0052, 23-012-0054, 23-012-0069, 23-012-0118

Township, Range, Section: T7N, R1E, Sections 1 & 12; T7N, R2E, Sections 5, 6, 7, & 8

Adjacent Land Use

North: Powder Mountain Ski Resort

South:

Powder Mountain Ski Resort

Powder Mountain Ski Resort

West:

Vacant Private Property

Staff Information

East:

Report Presenter:

Jim Gentry, Sean Wilkinson

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801-399-8767, 801-399-8765

Report Reviewer:

RS

Applicable Ordinances

Weber County Subdivision Ordinance

Weber County Zoning Ordinance Chapter 8 (Forest Zones F-5, F-10, and F-40)

Weber County Zoning Ordinance Chapter 9-C (Commercial Valley Resort Recreation Zone CVR-1)

Weber County Zoning Ordinance Chapter 12-B (Forest Valley Zone FV-3)

Weber County Zoning Ordinance Chapter 18-C (Architectural, Landscape, and Screening Design Standards)

Weber County Zoning Ordinance Chapter 22-C (Conditional Uses – Special Provisions)

Weber County Zoning Ordinance Chapter 22-D (Planned Residential Unit Development (P.R.U.D.))

Weber County Zoning Ordinance Chapter 23 (Supplementary and Qualifying Regulations)

Weber County Zoning Ordinance Chapter 24 (Parking and Loading Space, Vehicle Traffic, and Access Regulations)

Weber County Zoning Ordinance Chapter 32-B (Ogden Valley Signs)

Weber County Zoning Ordinance Chapter 36 (Design Review)

Weber County Zoning Ordinance Chapter 36-B (Hillside Development Review Procedures and Standards)

Weber County Zoning Ordinance Chapter 37 (Standards for Single-Family Dwellings)

Weber County Zoning Ordinance Chapter 38 (Natural Hazards Overlay District)

Weber County Zoning Ordinance Chapter 39 (Ogden Valley Lighting)

Weber County Zoning Ordinance Chapter 40 (Ogden Valley Pathways)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

On February 26, 2013 the Ogden Valley Planning Commission (OVPC) considered CUP 2013-03 for a 141 unit PRUD at Powder Mountain. The OVPC unanimously voted to table the CUP until March 19, 2013 and requested additional information from the developers on the following issues:

- Architectural design including new renderings
- Updated landscape plans for the village and nest areas
- Interlocal agreement with Cache County
- Clarification on public vs. private trails
- Clarification on public vs. private roads
- Clarification on the 1% vs. 1.5% real estate transfer fee
- Additional referral/review agency comments
- Payment of delinquent taxes on property within the PRUD boundary

The developers have provided new information on these issues and each one is discussed in its own section below. In addition to this information the developers have revised the PRUD to include 13 additional units, bringing the total from 141 units to 154 units. New site plans showing the additional units have been provided. The additional units are discussed in more detail below. This staff report does not cover everything that was mentioned in the February 26th OVPC staff report, however, a summary of the PRUD and Conditional Use criteria will be discussed in the "Summary of Planning Commission Considerations" section. This summary includes a list of specific items that should be included if a recommendation for approval is made to the Weber County Commission.

Additional Information Requested by OVPC

Architecture Update

Architectural renderings of the different housing types are provided in Exhibit F. The architectural style of this PRUD is termed by the developers "modern mountain design" and it is quite different compared to other developments in the Ogden Valley. The style uses a variety of wood, stone, glass, and metal materials with varying roof designs. The Planning Commission must consider whether the architectural design of the PRUD fits with this site and with development beyond this project, i.e., the existing dwellings, condominiums, and commercial buildings already built at Powder Mountain.

Typically with PRUDs, the architectural renderings show the size and location of what is actually going to be built on a given lot or building footprint. However, the developers have taken a different approach with this PRUD. They have provided building envelopes, setbacks, and basic conceptual designs only in order to leave as much flexibility as possible for the future lot owners who will build the homes. Chapter 22-D (PRUD) Section 6 states "Building uses, building locations, lot area, width, yard, height and coverage regulations proposed shall be determined acceptable by approval of the site development plan." The Planning Commission must determine if sufficient information has been provided to show what the overall design and character of the project will be and whether this fits the purpose and intent of Chapter 22-D (PRUD).

The developers have provided a variety of new photographs and design guidelines for the single-family housing units and updated renderings and design guidelines for the nest units. This new information provides much more detail for the Planning Commission to consider, while still providing enough flexibility for "custom" home designs. The Summit Eden Design Guidelines submitted with the application show similar housing styles and provide restrictions on size, height, design, etc., but this is a private document for potential homeowners, governed by a Design Review Board, and is not adopted by the County. The Planning Division's main concern with the previous architectural submittal was that it lacked sufficient detail to help staff feel comfortable in making an objective decision about whether or not a specific house plan complied with the PRUD approval. The new information provides enough detail to allay these concerns, but the Planning Division recommends that each house plan submitted for a building permit be accompanied by a certification from the Summit Eden Design Review Board that the house plans comply with their Design Guidelines and the PRUD approval. All of the proposed dwelling units must comply with applicable zoning ordinance and building code requirements including ADA compliance, and the PRUD approval.

In addition to housing styles, the Planning Commission should also consider building locations. The site plan shows building envelopes and setbacks, but building footprints have not been identified. Chapter 22-D Section 7 states that development plans must show "uses, dimensions and locations of proposed structures," among other items. The Planning Commission must determine if the building envelopes and setbacks are sufficient to meet the "dimensions and locations" standard of Section 7. Accessory buildings are not proposed for any of the single-family dwelling lots.

Roads and Traffic Circulation Update

The Developers have provided new information showing which roads are public and private. The PRUD has eight different roads referred to on the plan as Roads A-H. Roads A and E are proposed to be public, though the proposed right-of-way width on Road E is 36 feet rather than the typical 66 feet. Road E is designated as public because it provides access to the proposed conference center on Lot 76. However, this lot does not have adequate lot frontage because its access is from the end of Road E. This issue must be addressed prior to final subdivision approval. Road A is the main road into the PRUD. It will be improved from the existing Powder Mountain parking lot to the end of this development. Road A has a 66 foot right-of-way width and 26 feet of pavement until it reaches the Village area where the pavement width is reduced to 22 feet. Roads B, C, and F have 50 foot right-of-way widths and 26 feet of pavement. Roads D, G, and H which are located in the Village area have 36 foot right-of-way widths and 22 feet of pavement. The roads will have rolled gutter on both sides and the pavement is asphalt except for two small areas in the Village where colored concrete is proposed. Sidewalks are not proposed except in a small portion of the Village on Street A where concrete and pavers are proposed. There are also four ski crossings (two underpasses and two bridges) shown on the site plan. Three of the ski crossings are on Road A and one is on Road E. The ski crossing designs must be approved by the County Engineering Division.

The road pattern has connectivity and appears to be a feasible design subject to the requirements of the Weber County Engineering Division and the Weber Fire District. The 36 foot right-of-way widths, the 22 foot pavement widths, the alternative paving materials, and other alternative design elements will require a variance to the Weber County Subdivision Ordinance from the County Commission. The County Commission will determine whether or not to accept Roads A and E as public roads. One of the concerns is the cost of maintenance, repairs, and snow removal/storage on roads in a remote location that can only be accessed from a State Road that the County does not maintain. The developers need to consider this issue moving forward and come to an agreement with the County on these issues. In addition to the proposed roads, the developers have provided a right-of-way location for a future secondary access. The secondary access provides a connection from Powder Mountain to Highway 39 via the existing County road through Evergreen, Sunridge, and Vista. The secondary access will not be improved at this time. The majority of this right-of-way is proposed to be in Cache County and future discussion between the Counties may be necessary when improvements are planned. The location of this secondary access is subject to change as the developers continue to work with the County review agencies.

Trails Update

After meeting with the Planning Division and Weber Pathways, the developers have committed to provide access and connections to existing trails on the Weber Pathways Ogden Valley Master Plan. The developers have also stated that future applications in the DRR-1 Zone will include a trails plan for the entire Powder Mountain development. Trails will be provided within the PRUD boundary to meet the Ogden Valley Pathways zoning ordinance requirement.

Landscaping Update

Landscaping plans are not required for the single-family dwelling lots, though most of them have large existing areas of natural landscaping. New landscape plans have been provided for the nest areas and the Village. The applicant will plant 350 additional trees in these areas as shown on the site plan. The shrubs that were originally proposed but not shown on the site plan have been eliminated. The developer has stated that all of the new landscaping will be irrigated with a drip irrigation system that will be designed as it is built to maximize efficiency. The Planning Commission must decide if the landscape plans are sufficient for the PRUD.

Development in Cache County

Lots 33-36 and a portion of Road C are located in Cache County. These lots cannot be approved by the Planning Commission without an interlocal agreement between the two counties designating Weber County as the Land Use Authority. The developers and Weber County have approached Cache County concerning an interlocal agreement. Cache County has responded favorably to the request but discussions are ongoing regarding whether an interlocal agreement or adjustment of the county line is the best solution. The development in Cache County cannot be approved until a resolution is in place. The Planning Commission recommendation to the County Commission is contingent on the interlocal agreement or County line adjustment being completed prior to final subdivision approval.

Real Estate Transfer Fee Update

The developers have agreed to a real estate transfer fee of 1.5% rather than the 1% fee that was originally proposed.

Additional referral/review agency comments

The Weber Fire District has now provided its review of the PRUD. The technical and design issues will be addressed as part of the final subdivision approval but the Fire District is requiring the developers to provide a sufficient parcel of land agreeable to the Fire District, at no cost, for the purpose of building a fire station. The developers have designated a parcel for a future fire station and sheriff's office, but it is located outside the PRUD boundary in an area for future development.

The developers have also recently completed a Community Wildfire Prevention Plan in conjunction with the Weber Fire District, Utah Division of Forestry, Fire and State Lands, and other agencies. This plan provides information on reducing fuels for fires, community resources, community preparation, response resources, etc.

The Planning Division has not yet received review comments from the Utah Division of Wildlife Resources. The review letter has been written but it is being reviewed internally before being sent to the RDCC. It is anticipated that the review letter will be submitted to the Planning Division prior to the OVPC meeting on March 19th.

Payment of delinquent taxes on property within the PRUD boundary

Delinquent property taxes must be paid prior to final subdivision approval from the County Commission.

Other PRUD Updates Since the February 26th OVPC Meeting

The CVR-1, F-40, and FV-3 Zones each list "Planned Residential Unit Development" as a conditional use. PRUDs are subject to the requirements of the Weber County Zoning Ordinance Chapters 22-D (PRUD) and 22-C (Conditional Use) as well as other chapters related to individual design components of the PRUD. The applicable chapters are listed above in the "Applicable Ordinances" section. Chapter 22-D states that PRUDs are intended to "allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas. To this end, the development should be planned as one complex land use." PRUDs allow for variations to housing types, setbacks, lot area, lot width, and other zoning requirements of the zone where the PRUD is located. However, substantial compliance with zoning regulations must be observed such that the public health, safety, and general welfare are preserved. PRUDs also act as preliminary subdivision approval; final plats are required to go back to the Planning Commission and County Commission for approval.

Site Plan Update from 141 to 154 Units

The PRUD boundary contains approximately 594 total acres of which 463 acres can be used for development. Of the 463 acres, 384 acres (64%) are designated as open space. The original site plan showed 103 lots with 141 total units including 16 lots that were designated for further subdivision at a future date. The developers have now decided to include 13 of the 16 additional lots as part of this PRUD. The remaining three potential lots have been removed from the site plan and will require a PRUD amendment if they are proposed in the future. The site plan now shows 117 lots with 154 total units. The additional lots include three Hillside Single Family lots, four Village Single Family lots, and six Village Live/Work Single Family lots.

A conference center (Lot 76) is also included within the FV-3 Zone which allows "Conference/Education Center as a conditional use. The conference center is considered a non-residential accessory use which is a "necessary service." These non-residential accessory uses are allowed in a PRUD of at least 100 units upon approval of the Planning Commission. The developer is required to provide agreements and restrictive covenants to assure that the approved "necessary service" intent is maintained. If the conference center is approved as part of the PRUD, it is required to come before the Planning Commission for approval prior to construction. There are no other commercial uses proposed in this PRUD, but there are several parcels designated as "Future Development Parcel" where commercial development may occur if the current zoning is changed. Approval of this PRUD does not grant approval of future uses on these parcels.

Lot/Unit and Housing Types Update

The lot/unit and housing types include the following:

- Ranch Single-Family: Ranch lots include Lots 1-4, 9, and 10. These lots range in size from approximately 4 to 30 acres with designated building envelopes. Proposed yard setbacks are 50 feet from the front lot line, 20 feet from the side lot lines, and 30 feet from the rear lot line. Proposed building heights comply with the FV-3 Zone. There are no accessory buildings proposed for these lots.
- Estate Single-Family: Estate lots include Lots 5-8, 11-24, and 37-44. These lots range in size from approximately .5 to 4.5 acres with designated building envelopes. Proposed yard setbacks are 20 feet from the front lot line, 10 feet from the side lot lines, and 30 feet from the rear lot line. Proposed building heights comply with the FV-3 Zone. There are no accessory buildings proposed for these lots.
- Cabin Single-Family: Cabin lots include Lots 25-35. These lots range in size from approximately .5 to 1 acre with designated building envelopes. Proposed yard setbacks are 20 feet from the front lot line, 15 feet from the side lot lines, and 30 feet from the rear lot line. Proposed building heights comply with the FV-3 Zone. There are no accessory buildings proposed for these lots.
- Hillside Single-Family: Hillside lots include Lots 45-47, 63-76, and 78-87. These lots range in size from approximately 2,600 square feet to 1.2 acres with designated building envelopes. Proposed yard setbacks are 5 feet from the front lot line, 5 feet from the side lot lines, and 20 feet from the rear lot line. Proposed building heights comply with the FV-3 Zone. There are no accessory buildings proposed for these lots.
- Village Single-Family: Village lots include Lots 48-56, 58-62, and 108-116. These lots range in size from approximately 1,300 to 3,000 square feet and do not have building envelopes due to the small lot size. Proposed yard setbacks are 0 feet from the front lot line, 0 feet from the side lot lines, and 5 feet from the rear lot line. Proposed building heights comply with the FV-3 Zone except Lot 116 is proposed to have a main building height of 40 feet. There are no accessory buildings proposed for these lots.

- Village Live/Work Single-Family: Village Live/Work lots include Lots 57 and 88-107. These lots range in size from approximately 870 to 3,000 square feet. No yard setbacks and no accessory buildings are proposed for these lots. Proposed building heights comply with the FV-3 Zone except Lots 88-107 are proposed to have a main building height of 40 feet.
- Nest Units: Nest Units are proposed for Lots 36, 77, and 117. These lots range in size from approximately 1.3 to 3.6 acres. Lot 36 has 15 nest units, Lot 77 has 5 nest units, and Lot 117 has 20 nest units. The nest units do not function as full time single-family dwellings. Rather, they are more like individual hotel units that will be sold with fractional ownership. Chapter 22-D requires that these units and any others to be used for timeshares, nightly rentals, etc. be designated on the site plan. There are no yard setbacks proposed for these lots. Lot 36 has a 160 square foot "storage cabin" as shown on the site plan. Lot 77 does not have access from a road and cannot be approved as proposed. The applicant has discussed adding a cul-de-sac to provide the required frontage and combining Lots 76 and 77. A separate condominium plat for the nest units is required.

Access Exception Application

The developers have submitted an application to allow access to Lots 1, 2, 3, 4, 9, 10, 20, and 43 at a location other than across the front lot line. This request constitutes an access exception and is governed by Chapter 23 Sections 29 and 32 of the Weber County Zoning Ordinance. Access exceptions can be granted due to special or unique topographic, boundary, or other physical conditions that may cause dangerous or undesirable conditions for access across the front lot line. Lots 1-4, 9, and 10 are proposed as large ranch lots and are located on buildable terrain that is only accessible by a shared driveway due to topographic restraints (mainly steep slopes) and limits on roadway standards. These lots will be provided with an access easement for the private driveway location as shown on the Site Plan. The developers are proposing design elements, i.e., access width less than 20 feet and radius areas less than 75 feet that do not comply with Section 29. These design elements must be corrected or a variance obtained from the Weber County Board of Adjustment. Lots 20 and 43 have similar topographic constraints and require use of a shared private drive or access easement. These private drives are now shown on the site plan, but they also must meet the 20 foot width standard of Chapter 29 or obtain a variance. The Planning and Engineering Divisions agree that these access exceptions make sense and should be approved subject to meeting the required design standards.

Restricted Lots

This PRUD is located in a mountainous area where there are existing topographic, geological, and physical constraints on lots. Lots 6, 11-16, 24, and 39-47 are classified as restricted lots. These lots have an average slope of 25% or greater and do not have buildable areas of at least 75 feet by 100 feet with an average slope of less than 25%. Restricted lots are designated on the subdivision plat with an "R" following the lot number. A Hillside Review must be completed on these lots prior to any construction taking place. The Planning Division is requesting verification from the developers that the lots in this PRUD meet the requirements of the lot size tables in Chapter 36-B (Hillside Development Review Procedures and Standards) of the Weber County Zoning Ordinance. The applicant is reviewing the Chapter 36-B lot size tables for compliance. Any adjustments will be shown on the final subdivision plat submission.

Parking

Chapter 24 (Parking Regulations) of the Weber County Zoning Ordinance requires two side by side parking spaces for each single-family dwelling on the same lot as the dwelling. Each of the lots in this PRUD must meet this standard and the developers have stated that this will be done. The nest units will be treated differently than single-family dwellings because they function as hotel units and do not have vehicular access. Therefore, at least one parking space per nest unit is recommended. The nest units on Lot 36 have one parking space per unit, though the parking spaces are on the street, uncovered, and there is no vehicular access to the units. Lot 103 is similar, but the parking spaces are located in covered garages adjacent to the street. Units 1-8 have two-car garages beneath and there are two standalone four-car garages provided as well. The two-car garages provide one space for the nest unit to which they are attached and one space for another unit. Using this method there are sufficient parking spaces for the nest units on Lot 103. There are no parking spaces shown for the five nest units on Lot 77. The developers have stated that these units would have designated parking areas at the conference center parking lot. This is similar to the on-street parking for Lot 36, but the access/frontage issues on Lots 76 and 77 must be addressed prior to final subdivision approval as discussed previously. The Planning Commission may adjust the required number of spaces listed in Chapter 24 if in its determination "unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted." Any adjustment should be included in the Planning Commission's findings.

Signage Plan

No update has been submitted. Chapter 22-D (PRUD) Section 8 states that the Planning Commission shall consider "The size, location, design, and nature of signs if any, and the intensity and direction of area of flood lighting." The developers have stated "No signs are proposed in this PRUD submittal. Any future signs will be provided as part of a separate submittal/process."

Lighting Plan

No update has been submitted. Chapter 22-D (PRUD) Section 8 states that the Planning Commission shall consider "The size, location, design, and nature of signs if any, and the intensity and direction of area of flood lighting." The developers have stated "No lights are proposed in this PRUD submittal. Any future lights will be provided as part of a separate submittal/process."

Financial Feasibility

No update has been submitted. Chapter 22-D (PRUD) Section 8 states that the Planning Commission shall consider "The demonstrated ability of the proponents of the Planned Residential Unit Development to financially carry out the proposed project under total or phase development proposals within the time limit established." The developers have provided a summary of financial information for the Planning Commission to consider.

Water and Sewer

Powder Mountain Water and Sewer Improvement District has provided feasibility letters for water and sewer services as required by Chapter 22-C (Conditional Uses). The letters are subject to several requirements and the plans require approval from the District, the Weber County Engineering Division, and the State Division of Drinking Water. These feasibility letters must be updated to include the 13 additional units proposed for the PRUD. If the Planning Commission recommends approval of the PRUD it should be subject to receiving the updated letters prior to final approval from the County Commission. The Weber County Subdivision Ordinance requires a Capacity Assessment Letter from the Division of Drinking Water prior to final approval from the Planning Commission, and a Construction Permit from the Division of Drinking Water for expansion of the water system prior to the subdivision receiving final approval from the County Commission. Final subdivision approval cannot be recommended by the Planning Commission until all of the agencies mentioned previously have approved the new water system expansion. The Weber County Engineering Division has requested a capacity assessment letter, stamped by an engineer regarding the capacity of the existing sewer lagoons. The developers have not yet provided this information. This capacity assessment letter is required prior to final subdivision approval. The Development Agreement between Weber County and Western America Holding LLC states in Section 6.6 "The total number of dwellings and supporting buildings shall be limited by the provision of the necessary water, sewer and other utility infrastructure to support such development. No development shall be allowed unless Developer demonstrates the ability to provide water, sewer and other necessary infrastructure in accordance with state laws, rules and regulations and county ordinances."

Emergency Services

The Planning Division has received the Community Wildfire Prevention, Evacuation, and Suppression plan completed in conjunction with the Weber Fire District, Utah Division of Forestry, Fire and State Lands, and other agencies. This plan is required by the development agreement and will be updated with each new phase of development at Powder Mountain.

Preliminary Subdivision Approval / Phasing Plan

Chapter 22-D (PRUD) states "If the Planned Residential Unit Development or phase thereof is to be subsequently divided as a "Subdivision" into phase development parcels or separately owned and operated units, such division boundaries shall be indicated on the development plan and preliminary subdivision approval concurrently obtained in the case of a "Subdivision". The developers have provided a preliminary subdivision plat and a phasing plan showing three phases. The phasing plan has been updated to reflect the 13 additional lots, but the preliminary subdivision plat also must be updated. Phase 1 contains 23 lots, Phase 2 contains 12 lots plus 15 nest units, and Phase 3 contains 79 lots plus 25 nest units. In addition, the subdivision must be brought under the same taxing districts so that the lots are not divided by taxing districts after the subdivision plat is recorded.

Zoning Development Agreement

The developers have complied with the requirements of the zoning development agreement for this phase. These requirements are discussed in the February 26th OVPC staff report.

Summary of Planning Commission Considerations

In addition to the requirements of applicable ordinances addressed above, the Planning Commission should consider the requirements of Chapters 22-C (Conditional Uses) and Chapter 22-D (PRUD), and the requirements of the Zoning Development Agreement. Chapter 22-C states "Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a conditional use permit unless evidence is presented to establish:

- 1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
- 2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use."

Chapter 22-D (PRUD) Section 8 states: In considering the proposed Planned Residential Unit Development, the Planning Commission shall consider:

- 1. The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.
- Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking.
- 3. The landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings.

- 4. The size, location, design, and nature of signs if any, and the intensity and direction of area of flood lighting.
- 5. The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the Zoning Map or Master Plan proposals of Weber County as being a desirable future residential density.
- 6. The demonstrated ability of the proponents of the Planned Residential Unit Development to financially carry out the proposed project under total or phase development proposals within the time limit established.

The developers have provided the additional information requested by the OVPC on February 26th to address the conditional use and PRUD criteria. The Planning Division has reviewed this information and determined that it is sufficient for the OVPC to reconsider. Staff has also determined that due to the development's location, large open space areas, and compliance with the zoning development agreement, the potential detrimental effects listed in the ordinance are mitigated. The Planning Commission must now determine if the additional information is sufficient and if the conditional use and PRUD criteria, and zoning development agreement requirements have been met. In making this determination the Planning Commission should consider the following questions that were also discussed on February 26th:

- Does the Planning Commission have sufficient information to find that the PRUD application meets the criteria and requirements of applicable county ordinances and the Zoning Development Agreement?
- Are the proposed site design drawings, housing types, setbacks, building heights, landscape plans, and architectural renderings sufficient to qualify for a PRUD as described in Chapter 22-D?
- Are the proposed street patterns and designs appropriate for safety and traffic circulation?
- Should the Access Exception application be approved pending necessary design changes or variances?
- Is the parking plan sufficient for the village and nest units?
- Are there any potentially detrimental effects that need to be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

If additional information is found to be necessary, the OVPC should specifically identify what is needed and ask for further clarification from the Developers. The conditional use criteria cannot be considered complete until the Planning Commission is satisfied with the overall PRUD site plan and design. If the OVPC finds that this development has adequately addressed the previous questions, meets the conditional use and PRUD criteria, and meets the requirements of the zoning development agreement, then site plan approval and preliminary subdivision approval can be recommended to the County Commission. In making a recommendation of approval the OVPC should include findings for the following items:

- Sufficient new information has been provided by the developers to satisfy the OVPC's reasons for tabling the PRUD at the February 26th planning commission meeting including:
 - o Architectural design including new renderings
 - o Updated landscape plans for the village and nest areas
 - o Interlocal agreement with Cache County
 - o Clarification on public vs. private trails
 - Clarification on public vs. private roads
 - o Clarification on the 1% vs. 1.5% real estate transfer fee
 - Additional referral/review agency comments
 - o Payment of delinquent taxes on property within the PRUD boundary
- Certification from the Summit Eden Design Review Board that each house plan submitted for a building permit complies with their Design Guidelines and the PRUD approval.
- Accessory buildings are not proposed for any of the single-family dwelling lots.
- Frontage and access issues on Lots 76 and 77 must be addressed prior to final subdivision approval.
- Alternative road design elements that will require a variance to the Weber County Subdivision Ordinance from the County Commission.
- Secondary access road in Cache County.
- Updated site plan with 117 lots and 154 units.
- Conference center on Lot 76 as a non-residential accessory use.
- PRUD variations of the FV-3 zoning requirements for lot size, setback, and building heights.
- Access exception approvals.
- Restricted lots.
- Parking space adjustments.
- Compliance with the zoning development agreement requirements.
- Other items the OVPC feels are necessary.

Conformance to the General Plan

This PRUD is preserving large areas of open space, preserving wildlife habitat, and enhancing recreational opportunities for the Ogden Valley. The development uses a sewer system, enhances culinary water availability, and enhances emergency services at Powder Mountain. The PRUD also complies with the Zoning Development Agreement approved by the County Commission.

Conditions of Approval

The following items must be addressed prior to final subdivision approval:

- Requirements of the Weber County Engineering Division
- Requirements of the Weber Fire District
- Requirements of the Weber-Morgan Health Department
- Requirements of the Weber County Building Inspection Division
- Requirements of the State Division of Drinking Water and Division of Water Quality
- Requirements of Powder Mountain Water and Sewer Improvement District including updated sewer and culinary water feasibility letters
- Sewer capacity assessment letter verifying adequate sewer capacity for the PRUD
- Requirements of the Zoning Development Agreement
- All development parcels must be brought under the same taxing districts
- All delinquent taxes on development parcels must be paid
- Compliance with all applicable county ordinances whether listed in this staff report or not
- Lots 76 and 77 should be combined and be given the required frontage
- Approval of the Cache County units subject to the interlocal agreement or county line adjustment being completed prior to final subdivision approval
- Compliance with Chapter 36-B (Hillside Review) lot size tables

Staff Recommendation

The Planning Division has determined that sufficient new information has been provided addressing the OVPC's reasons for tabling CUP 2013-03. Therefore, the Planning Division recommends approval of CUP 2013-03 for a 154 unit PRUD at Powder Mountain, subject to the conditions of approval listed in this staff report, compliance with applicable county ordinances, compliance with the zoning development agreement, and compliance with applicable agency review comments. Several items mentioned in the staff report must still be finalized, but these items can be addressed during the final subdivision review.

The Planning Commission has the following options:

- 1. If in the Planning Commission's determination, sufficient information has been presented to show compliance, then a recommendation for approval can be made to the County Commission, subject to the conditions in the Planning Division's recommendation. Specific findings must be made as part of a motion to approval.
- 2. If the Planning Commission determines that additional information is required, then a recommendation to table the PRUD is appropriate. Specific findings must be made as part of a motion to table.
- 3. If the Planning Commission determines that the PRUD does not comply, then a recommendation can be made to the County Commission for denial. Specific findings must be made as part of a motion for denial.

Exhibits

- A. Summit Eden development submittal letter
- B. Updated PRUD site and development plans
- C. Updated PRUD access exception plans
- D. Updated PRUD landscape plans
- E. PRUD ski crossing and alternative pavement design plans
- F. Updated PRUD architectural renderings
- G. Secondary Access road proposed location
- H. Updated trails maps
- Financial plan summary
- J. Weber County Engineering review letter
- K. Rocky Mountain Power review letter
- L. USDA Forest Service review letter
- M. Powder Mountain Water and Sewer District Improvement District will-serve letter
- N. Powder Mountain Water and Sewer Improvement District Engineer review letter
- O. Weber Pathways review letter
- P. Weber Fire District review letter
- Q. Community Wildfire Protection Plan Introduction

Exhibit A



January 25, 2013

Weber County Planning Department 2380 Washington Blvd, Suite 240 Ogden, Utah 84401-1473

Dear Sirs,

We are very pleased to submit the following "Powder Mountain P.R.U.D. Phase I " package. We hope that you will find that we have taken every effort to satisfy the requirements of a PRUD as well as the requirements set forth in the recently approved Powder Mountain Development Agreement. We look forward to working together to record our Phase I plat and to begin creating an amazing community and improving the already amazing, Powder Mountain Ski Resort in Weber County.

This submittal includes 103 lots, consisting of a variety of product types. The proposed Phase I include; estate lots, ranch lots, cabin sites, nest sites, village residences, and a conference center. Additional information that has been included in separate submittals includes the proposed community roads, utilities and the culinary tank and pump station.

The Summit vision is to implement a modern mountain design while preserving the natural beauty of Powder Mountain. The residential and village areas will link to sustainable mountain activities that will include, among other things, hiking, biking, Nordic skiing and, of course, powder skiing. The village will be the nucleus of the development. Its design encourages lower impacts on the surrounding environment while promoting an intimate neighborhood where people can share ideas, eat together, attend performances and enjoy Summit gatherings.

We are very excited about this proposed community and look forward to working efficiently through the PRUD process. If there are any comments or questions as we move through the approval process, please feel free to contact our development team.

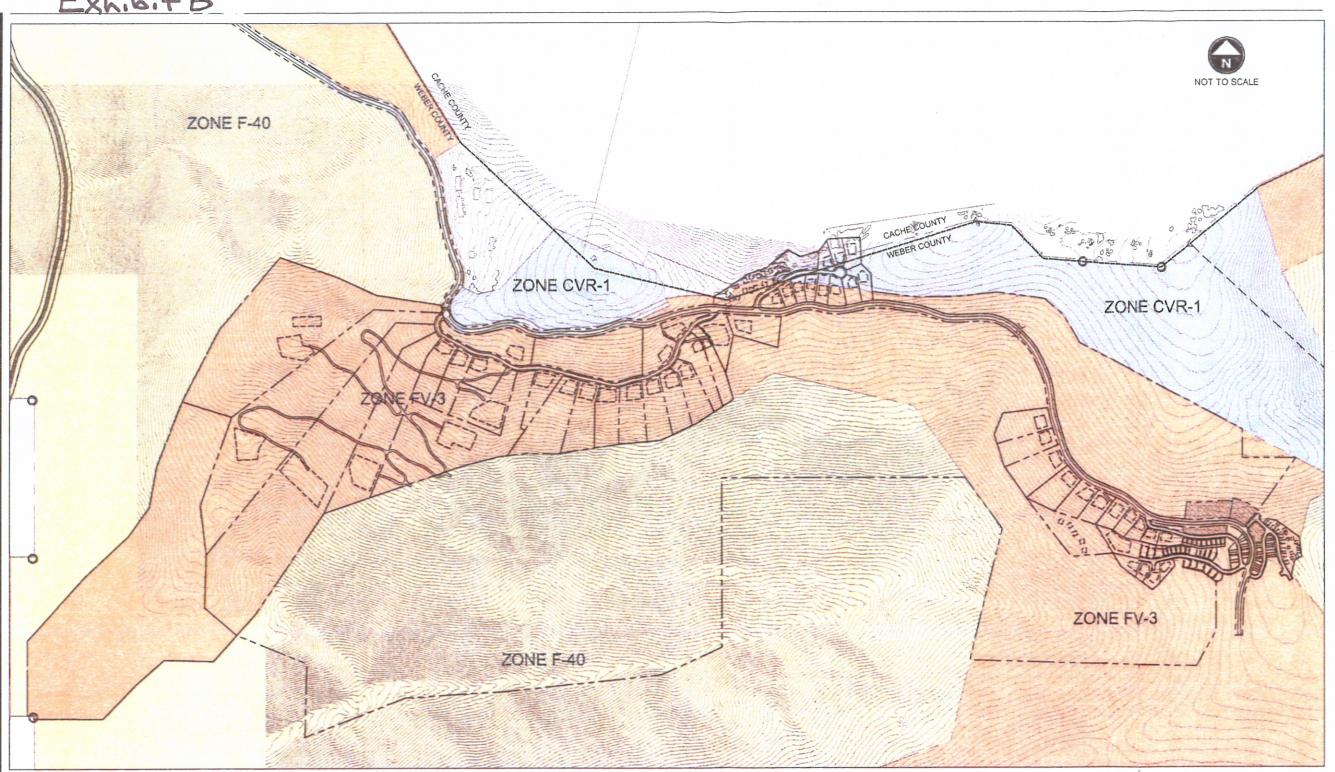
Team Members:

Development | Russ Watts | <u>russ@wattsenterprises.com</u>
Development | Ryan Bradley | <u>ryan.bradley1313@gmail.com</u>
Planning | Eric Langvardt | <u>eric@langvardtdesigngroup.com</u>
Architecture | Ray Bertoldi | <u>rbertoldi@bertoldiarchitects.com</u>
Engineering | Rick Everson | <u>rick.everson@NV5.com</u>

Respectfully submitted by:

Russ Watts

Exhibit B

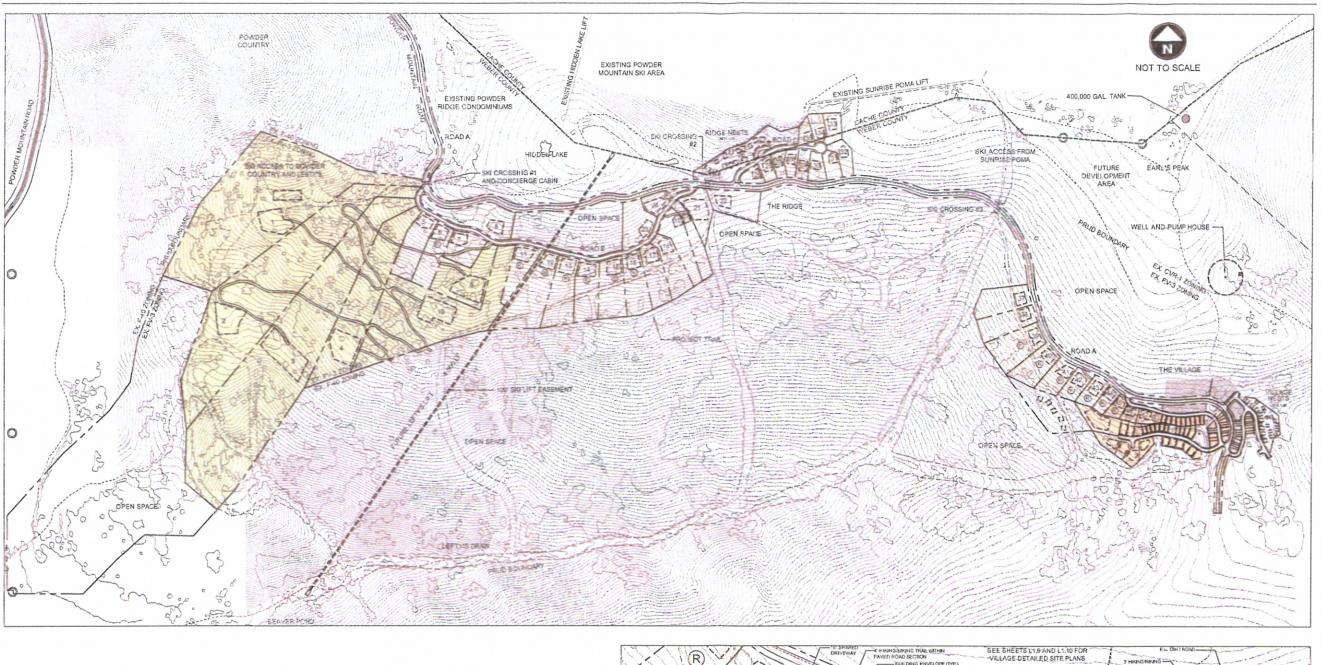






SUMMIT EDEN
PHASE 1 PRUD SUBMITTAL

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SUBMITTAL Z W Ш PRUD SUMMIT PHASE



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SITE PLAN SHEET NUMBER:

N

NOT TO SCALE

PRUD DEVELOPMENT DATA

RESTRICTED LOT

LOT LEGEND AND MIN. SETBACK STANDARDS

FRONT 20' SIDES 10' REAR 30'

FRONT SIDES REAR

FRONT SIDES REAR

FRONT SIDES REAR

FRONT SIDES REAR

NESTS

FRONT SIDES REAR

RANCH SINGLE FAMILY FRONT 50' SIDES 20' REAR 30'

ESTATE SINGLE FAMILY

CABIN SINGLE FAMILY

HILLSIDE SINGLE FAMILY

VILLAGE SINGLE FAMILY

VILLAGE LIVE/WORK SINGLE FAMILY

TAL PRUD BOUNDARY AREA	594.23 ACRES
ZONE FV-3 AREA	392.04 ACF
ZONE F-40 AREA	194.83 ACF
ZONE CVR-1 AREA	2.46 ACRES
CACHE COUNTY AREA	4.90 ACRES

ROAD ROW AREA 18.96 ACRES SLOPES > 40 % 111.85 ACRES

NET DEVELOPABLE AREA 463.42 ACRES

PROPOSED LOTS 117 LOTS

PROPOSED UNITS

RANCH SINGLE FAMILY

ESTATE SINGLE FAMILY 154 UNITS 6 UNITS 26 UNITS 11 UNITS 27 UNITS 23 UNITS 21 UNITS 40 UNITS

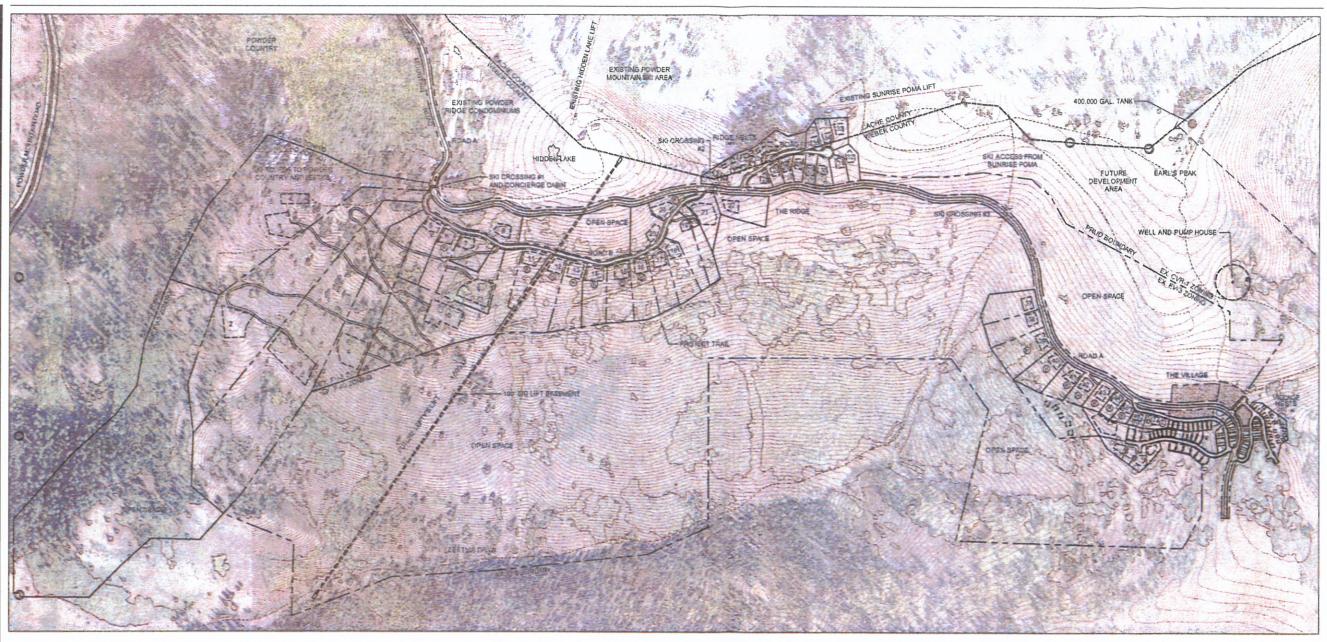
1 UNIT/3.85 ACRES

PROPOSED OPEN SPACE 384.19 ACRES (64.6 %)

CABIN SINGLE FAMILY HILLSIDE SINGLE FAMILY VILLAGE SINGLE FAMILY VILLAGE LIVE/WORK SF PROPOSED DENSITY

RES

VILLAGE DETAIL





1 PRUD SUBMITTAL Z W Ш SUMMIT PHASE



PRUD DEVELOPMENT DATA TOTAL PRUD BOUNDARY AREA

594.23 ACRES

ZONE FV-3 AREA ZONE F-40 AREA ZONE CVR-1 AREA CACHE COUNTY AREA

392.04 ACRES 194.83 ACRES 2.46 ACRES 4.90 ACRES

ROAD ROW AREA SLOPES > 40 %

18.96 ACRES 111.85 ACRES 463.42 ACRES

117 LOTS

PROPOSED LOTS

NET DEVELOPABLE AREA

PROPOSED UNITS
RANCH SINGLE FAMILY
ESTATE SINGLE FAMILY
CABIN SINGLE FAMILY
HILLSIDE SINGLE FAMILY
VILLAGE SINGLE FAMILY
VILLAGE LIVE/WORK SF
NESTS

154 UNITS
6 UNITS
26 UNITS
11 UNITS
27 UNITS
23 UNITS
21 UNITS
40 UNITS

PROPOSED DENSITY

1 UNIT/3.85 ACRES

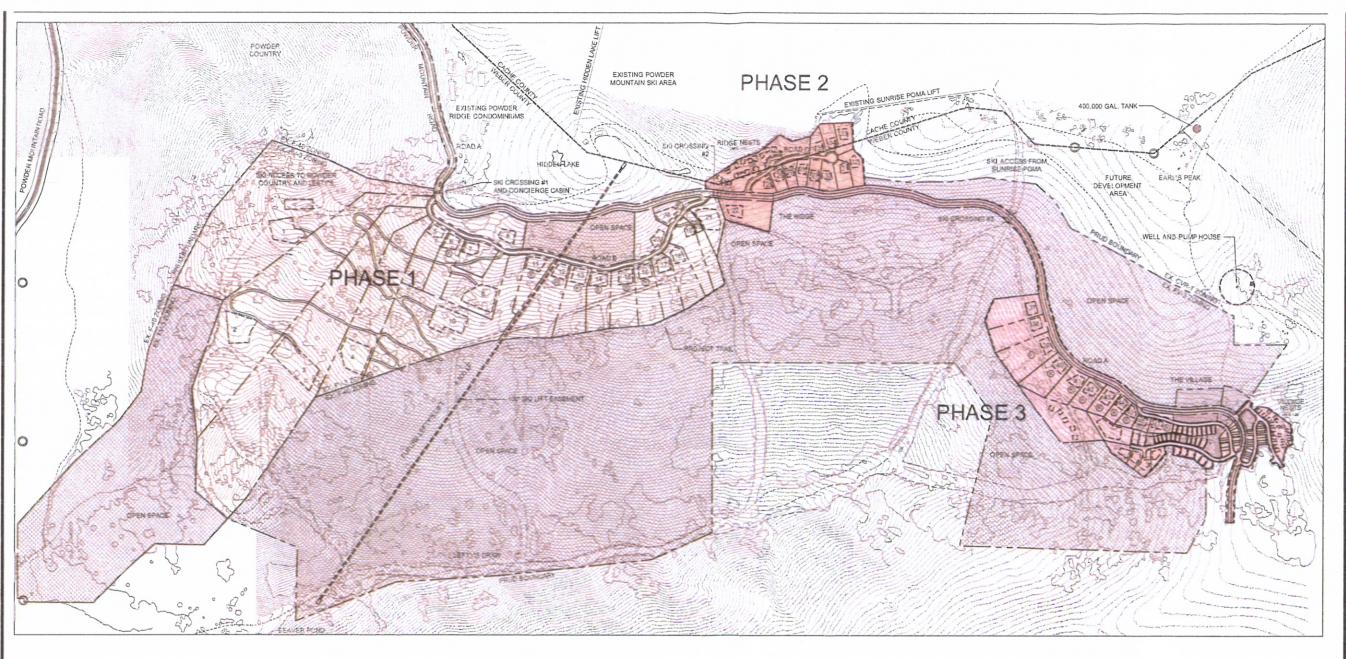
PROPOSED OPEN SPACE

384.19 ACRES (64.6 %)

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OVERALL SITE PLAN SHEET NUMBER:







1 PRUD SUBMITTAL Z Ш ED LIMMU SUMI PHASE 1

Summit

PHASING DEVELOPMENT DATA

PHASE 1 23 UNITS RANCH SINGLE FAMILY ESTATE SINGLE FAMILY 6 UNITS 17 UNITS PHASE 2 27 UNITS ESTATE SINGLE FAMILY CABIN SINGLE FAMILY NESTS 1 UNIT 11 UNITS 15 UNITS PHASE3 104 UNITS

> ESTATE SINGLE FAMILY HILLSIDE SINGLE FAMILY VILLAGE SINGLE FAMILY VILLAGE LIVE/WORK SF NESTS 8 UNITS 27 UNITS 23 UNITS 21 UNITS 25 UNITS

TOTAL UNITS 154 UNITS

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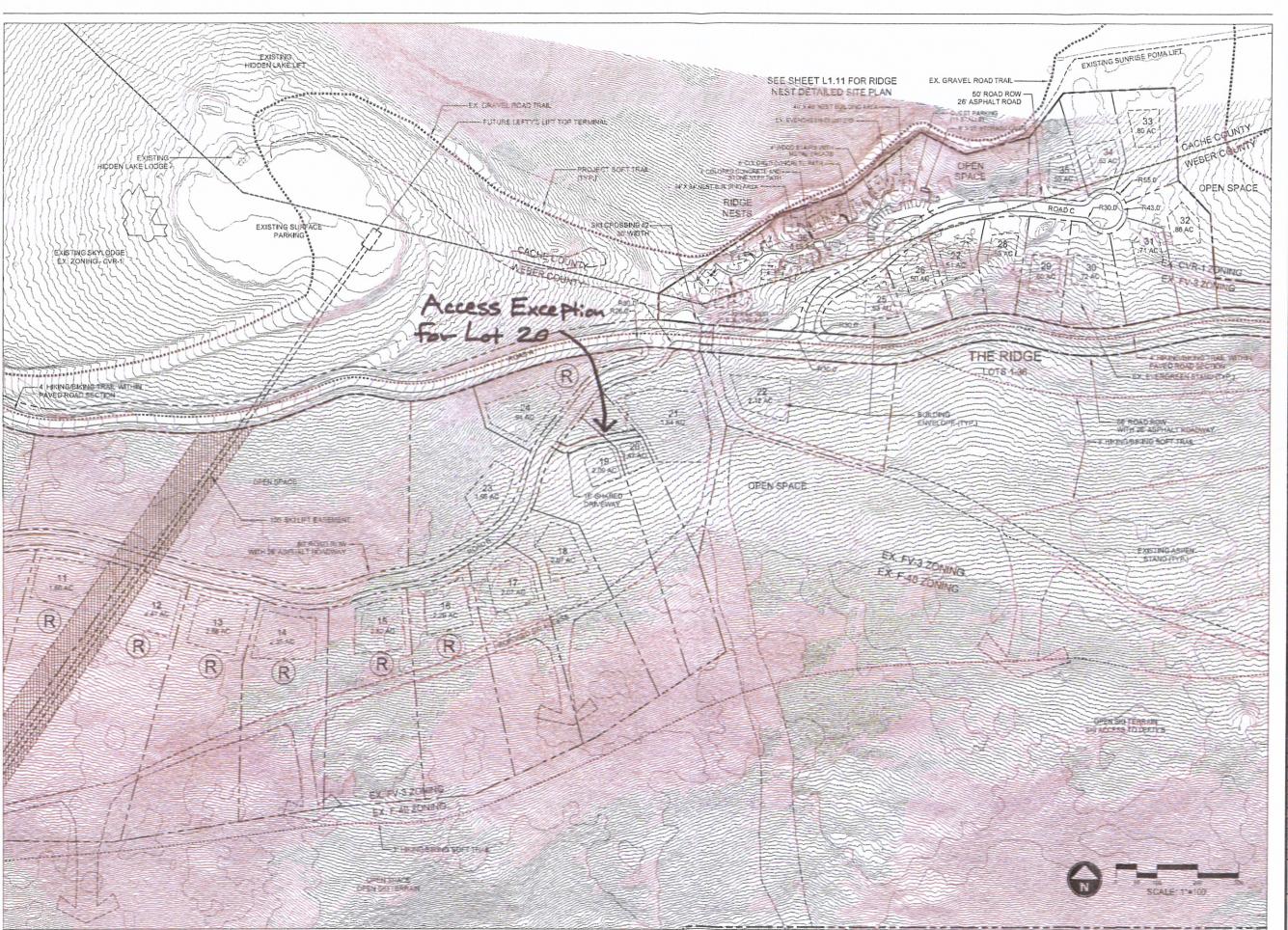


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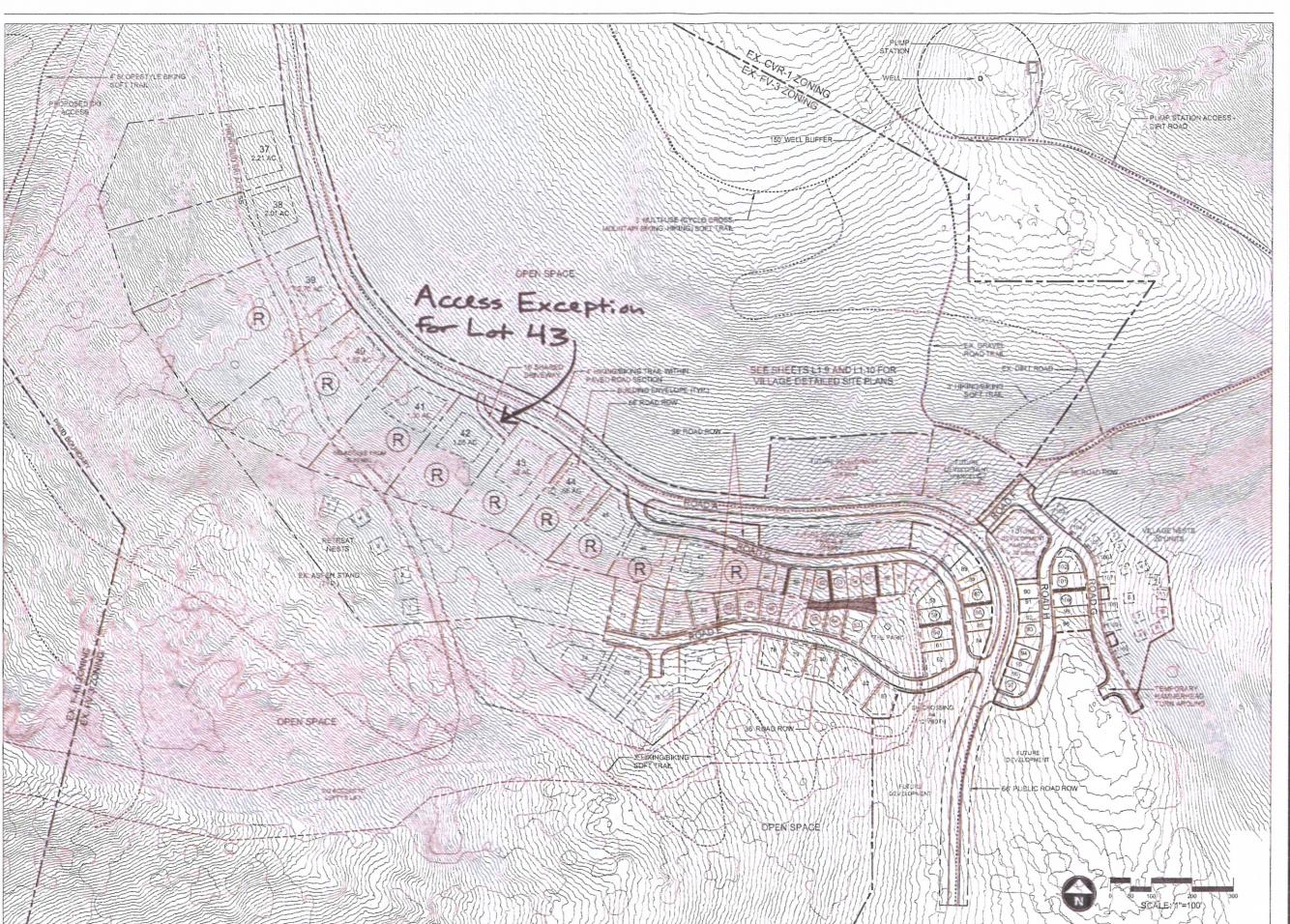
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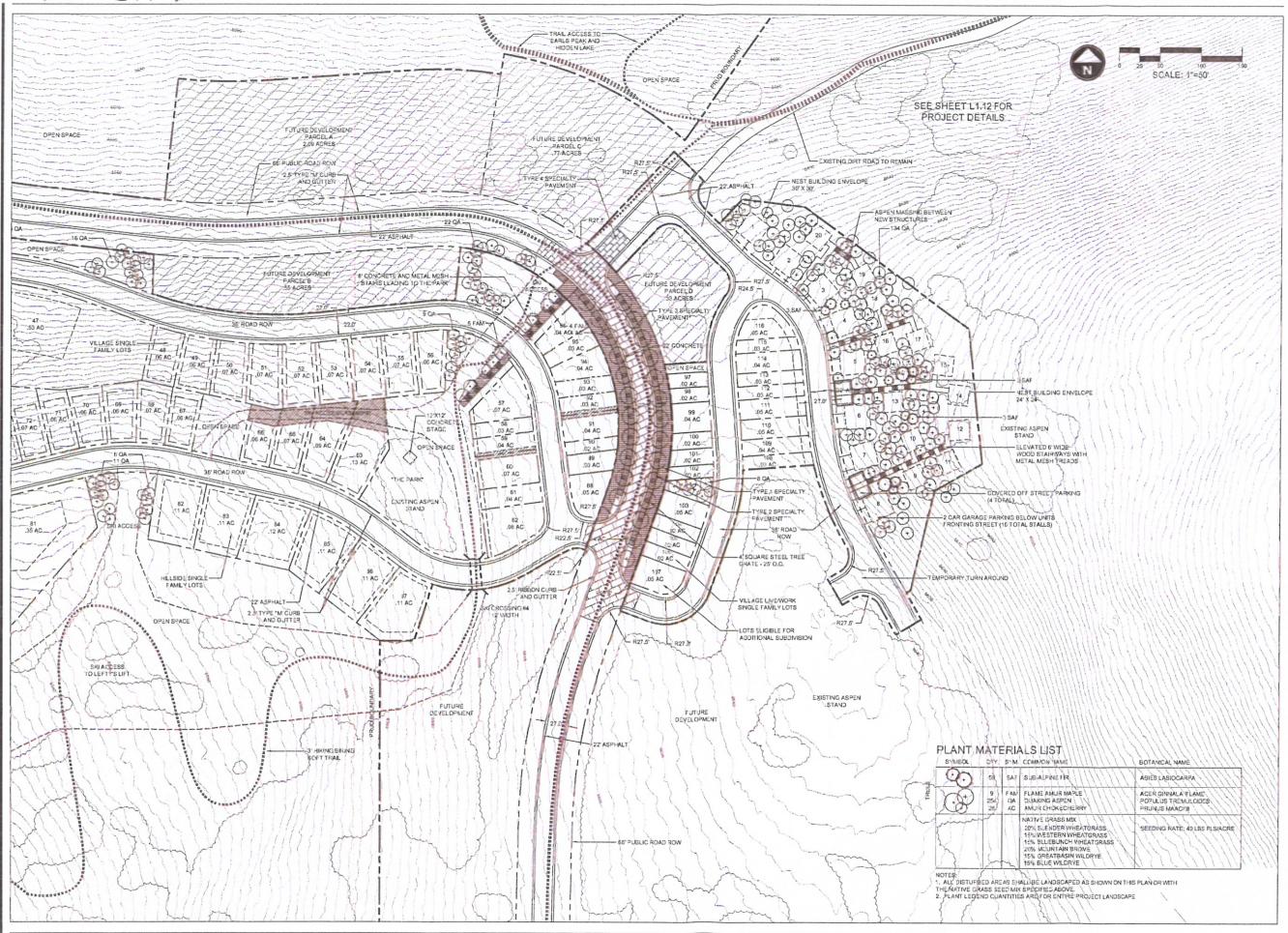


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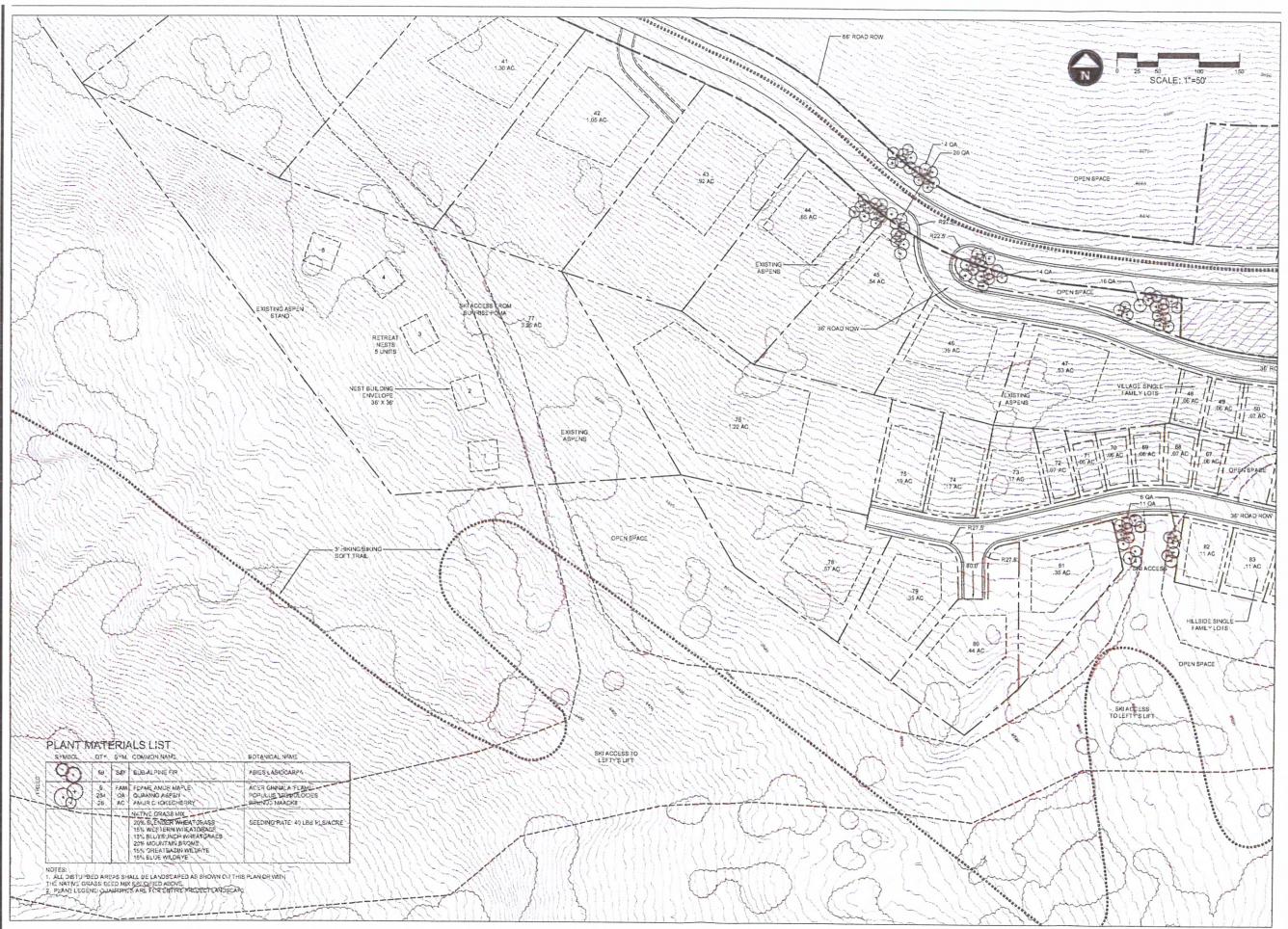


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SHEET TITLE: VILLAGE SITE & LANDSCAPE PLAN







SUMMIT EDEN PHASE 1 PRUD SUBMITTAL

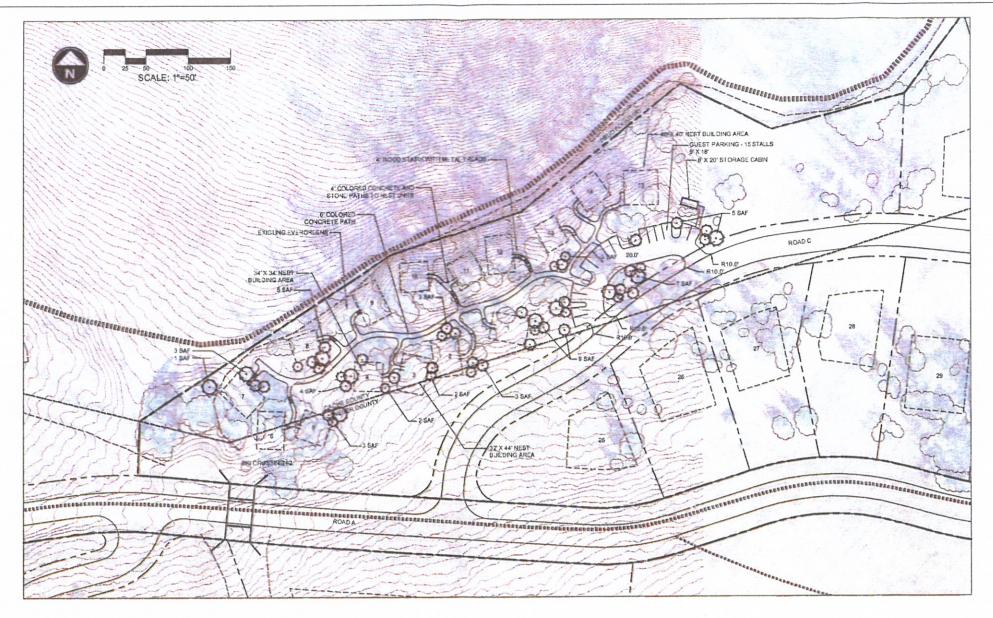


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REVIEW BY:	EL
VERSION:	PRUD
REVISIONS:	

SHEET TITLE:

VILLAGE SITE &

LANDSCAPE PLAN



PLANT MATERIALS LIST

	SYMBOL	QTY.	SYM.	COMMON NAME	BOTANICAL NAME
00	90	59	SAF	SUB-ALPINE FIR	ABIES LASIOCARPA
KEES	(3)	9 254 28	FAM QA AC	FLAME AMUR MAPLE QUAKING ASPEN AMUR CHOKECHERRY	ACER GINVALA "FLAME" POPULUS TREMULOIDES PRUNUS MAACKII
				NATIVE GRASS MIX 20% SLENDER WHEATGRASS 15% WESTERN WHEATGRASS 15% BLUEBUNCH WHEATGRASS 20% MOUNTAIN BROME 15% GREATBASIN WILDRYE 15% BLUE WILDRYE	SEEDING RATE: 40 LBS PLS/ACRE

NOTES:

1. ALL DISTURBED AREAS SHALL BE LANDSCAPED AS SHOWN ON THIS PLAN OR WITH THE NATIVE GRASS SEED MIX SPECIFIED ABOVE.

2. PLANT LEGEND QUANTITIES ARE FOR ENTIRE PROJECT LANDSCAPE



SUMMIT EDEN PHASE 1 PRUD SUBMITTAL

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DATE:	MARCH 8, 2013
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SHEET TITLE: RIDGE NEST SITE & LANDSCAPE PLAN

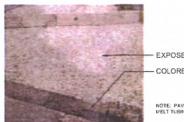
Exhibit E

0		9 Seems						_
			Man Tatal	May Main		c:da	Pene	
	Lot	Lot Type	Max. Total Bldg SF	Max. Main Structure Height	<u>Front</u> Sethack	Setbacks	Rear Setback	
			Didg 31	Structure neight	JEIDBER	SCIDECKS	SCIDECK	
	1	Ranch		35'	50'	20'	30'	
	2	Ranch		35'	50'	20'	30"	
	3	Ranch		35'	50'	20'	30'	
	4	Ranch		35'	50' 20'	20' 10'	30'	
	5	Estate Estate		35' 35'	20'	10'	30,	
	7	Estate		35'	20'	10'	30'	
	8	Estate		35'	20'	10'	30'	
	9	Ranch		35'	50'	20'	30'	
	10 11	Ranch Estate		35' 35'	50°	20' 10'	30'	
	12	Estate		35'	20'	10'	30'	
	13	Estate		35'	20'	10'	30"	
	14	Estate		35'	20'	10'	30"	
	15 16	Estate		35' 35'	20'	10'	30'	
	17	Estate Estate		35'	20'	10'	30'	
	18	Estate		35'	20'	10'	30'	
	19	Estate		35'	20'	10'	30'	
	20	Estate		35' 35'	20,	10' 10'	30'	
	21 22	Estate Estate		35'	20'	10'	30'	
	23	Estate		35'	20'	10'	30'	
	24	Estate		35'	20'	10'	30"	
	25	Cabin		35'	20'	15'	30'	
	26	Cabin		35'	20'	15' 15'	30'	
	27	Cabin Cabin		35'	20'	15'	30'	
	29			35'	20'	15'	30'	
	30	Cabin		35'	20'	15'	30'	
	31	Cabin		35'	20'	15'	30'	
	32	Cabin Cabin		35'	20'	15' 15'	30,	
	34	Cabin		35'	20'	15'	30'	
	35	Cabin		35'	20'	15'	30'	
	36	Nest Parcel		35'	0,	0'	0'	
	37	Estate		35' 35'	20'	10' 10'	30'	
	38 39	Estate Estate		35'	20'	10'	30'	
	40	Estate	e e	35'	20'	10'	30,	
	41	Estate	del	35'	20'	10'	30'	
	42	Estate	ng.	35'	20'	10'	30'	
	43	Estate	100	35' 35'	20'	10'	30'	
	44	Estate Hillside SF	De	35'	5'	5'	20'	
	46	Hillside SF	ject	35'	5'	5'	20'	
	47	Hillside SF	Pro	35'	5'	5'	20'	
S	48	Village SF	and	35'	0,	0,	5'	
≓	49 50	Village SF Village SF	e.	35'	0,	0,	5'	
$\stackrel{\star}{\vdash}$	51	Village SF	∞8	35'	0'	0'	5'	
LOT DETAILS	52	Village SF	0.0	35'	0,	0,	5'	
Ξ	53	Village SF	Pe .	35'	0,	0,	5'	
6	54 55	Village SF Village SF	s s	35' 35'	0,	0,	5' 5'	
_	56	Village SF	Total Building Square Footages as per C.C. & R.'s and Project Design Guidelines	35'	0,	0,	5'	
	57	Village live/Work	90	35'	0,	0,	0,	
	58	Village SF	5	35'	0,	0,	5'	
	59	Village SF	in bo	35'	0,	0,	5'	
	60 61	Village SF Village SF	20	35'	0,	0,	5'	
	62	Village SF	Ē	35'	0,	0'	5'	
	63	Hillside SF	<u>8</u>	35'	5'	5'	20'	
	64	Hillside SF	ota	35'	5'	5'	20'	
	65	Hillside SF	_	35'	5'	5'	201	
	66	Hillside SF		35'	5'	5'	20'	
	67	Hillside SF		35'	5'	5'	20'	
	68 69	Hillside SF Hillside SF		35'	5'	5'	20'	
	70	Hillside SF		35'	5'	5'	20'	
	71	Hillside SF		35'	5'	5'	20'	
	72	Hillside SF		35'	5'	5'	20'	
	73	Hillside SF		35'	5'	5'	20"	
	74	Hillside SF		35'	5'	5'	20'	
	75	Hillside SF		35'	5'	5'	20'	
	76	Hillside SF Nest Parcel		35' 35'	5'	5' 0'	20'	
	77 78	Hillside SF		35'	5'	5'	20'	
	78	Hillside SF		35'	5'	5'	20'	
	80	Hillside SF		35'	5'	5'	20'	
	81	Hillside SF		35'	5'	5'	20'	
	82	Hillside SF		35'	5'	5'	20'	
	83	Hillside SF		35'	5'	5'	20"	
	84	Hillside SF		35'	5'	5'	20'	
	85	Hillside SF		35' 35'	5'	5'	20'	
	86 87	Hillside SF Hillside SF		35'	5'	5'	20'	
	88	Village live/Work		40'	0,	0,	0'	
	89	Village live/Work		40'	0'	0'	0'	
	90	Village live/Work		40'	0'	0'	0'	
	91	Village live/Work		40°	0'	0'	0,	
	92	Village live/Work		40'	0,	0'	0'	
	93	Village live/Work		40'	0,	0'	0'	
	94	Village live/Work		40'	0,	0,	0,	
	95	Village live/Work		40° 40°	0,	0,	0,	
	96 97	Village live/Work Village live/Work		40'	0,	0'	0,	
	98	Village live/Work		40'	0,	0'	0,	
	99	Village live/Work		40'	0,	O ^c	. 0,	
	100	Village live/Work		40'	0,	0'	0,	
	101	Village live/Work		40'	0'	0'	0,	
	102	Village live/Work		40'	0,	0,	0'	
	103	Village live/Work		40'	0,	0,	J	

104	Village live/Work		40'	O,	0'	O,
105	Village live/Work		40'	O,	0,	0'
106	Village live/Work		40'	O'	0'	0'
107	Village live/Work		40'	O,	0,	0
108	Village SF		35'	O,	0'	5'
109	Village SF		35'	0'	0,	5'
110	Village SF		35'	O,	0,	5'
111	Village SF		35'	O,	0,	5'
112	Village SF		35'	0'	0,	5'
113	Village SF		35'	O,	0,	5'
114	Village SF		35'	0'	0,	5'
115	Village SF		35'	0'	0'	5'
116	Village SF		40'	O,	0'	5'
117	Nest Parcel	35'	35'	0'		0'

NOTE:

1. BUILDING HEIGHTS SHALL BE MEASURED AS PER WEBER COUNTY CODE DEFINITION. NO MINIMUM BUILDING HEIGHT IS REQUIRED.



— EXPOSED AGGREGATE CONCRETE

— COLORED CONCRETE BANDS

NOTE: PAVEMENT WILL BE PROVIDED WITH SNOW IZELT TUBING FOR SNOW REMOVAL

TYPE 1 SPECIALTY PAVEMENT



- COBBLE CONCRETE PAVERS

NOTE: PAVEMENT WILL BE PROVIDED WITH SNOW MELT TUBING FOR SNOW REMOVAL

TYPE 2 SPECIALTY PAVEMENT



TYPE 3 SPECIALTY PAVEMENT

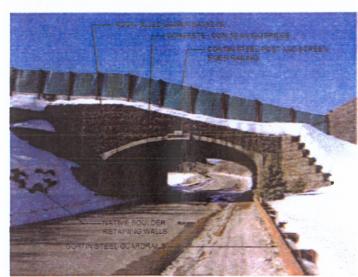


TYPE 4 SPECIALTY PAVEMENT

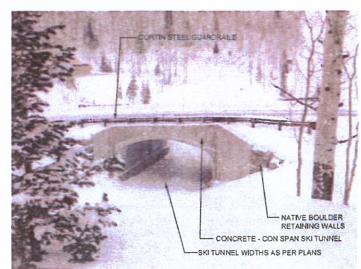


4' X 4' CAST IRON GRATE NEENAH FOUNDRY - ADIRONDACK COLLECTION OR EQUAL

STREET TREE - TREE GRATE



SKI BRIDGE DETAIL - SKI CROSSINGS 1 & 2



SKI TUNNEL DETAIL - SKI CROSSINGS 3 & 4



SUMMIT EDEN PHASE 1 PRUD SUBMITTAL



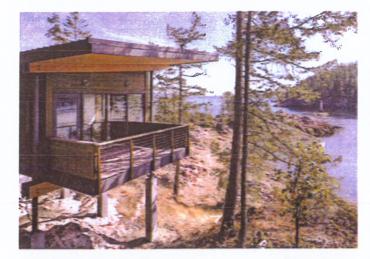
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SHEET TITLE PROJECT DETAILS

HEET NUMBER:

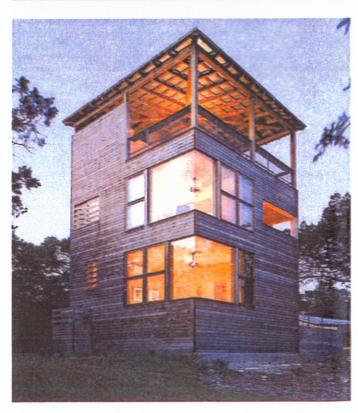
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Exhibit F

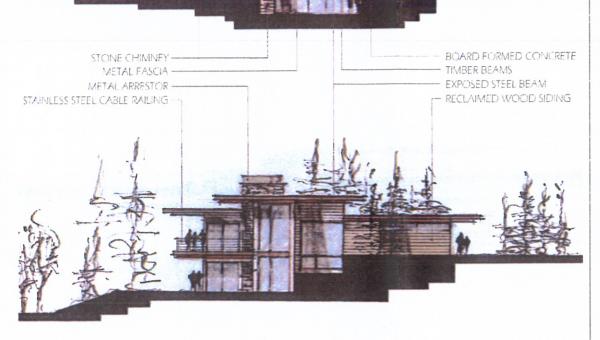














Clustered, low-profile building volumes

Step down at edges

Create shadows

Garage door off main traffic pattern

ROOFS

Law and fragmented rooflines

Maximum ridge length of 50 feet

Non-reflective materials

MATERIALS

Real stone (manufactured not allowed)

Wood

Concrete

Glass [mirrored not allowed]

Stucco (earth-tones & maximum of 30%)

Metal (non-reflective)

Connection to surrounding landscape

Colors of earth-tone hues

SUMMIT EDEN PHASE 1 PRUD SUBMITTAL

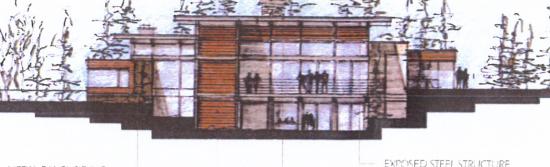


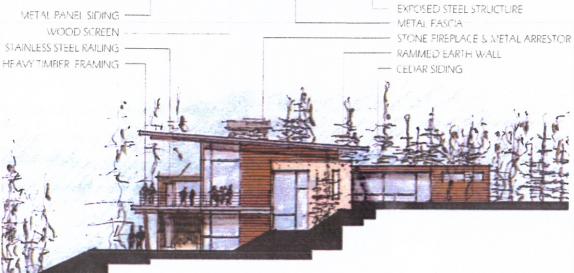
Summit

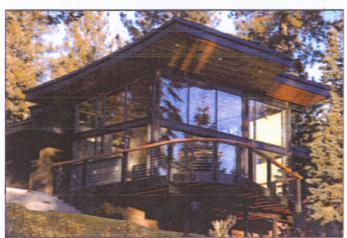
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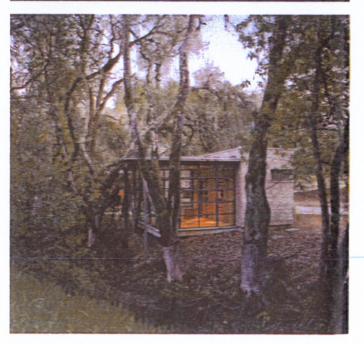












FORM AND MASSING

Clustered, low-profile building volumes

Step down at edges

Create shadows

Garage door off main traffic pattern

ROOFS

Low and fragmented roofines

Maximum ridge length of 50 feet

Non-reflective materials

MATERIALS

Real stone (manufactured not allowed)

Wood

Concrete

Glass (mirrored not allowed)

Stucco (earth tones & maximum of 30%)

Metal (non-reflective)

Connection to surrounding landscape

Colors of earth-tone hues









PHASE 1 PRUD SUBMITTAL SUMMIT



Summit

VERSION: REVISIONS:

DESIGN GUIDELINE
REFERENCE



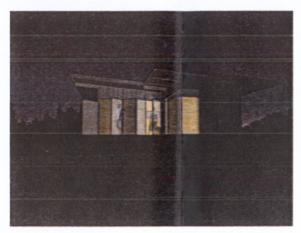




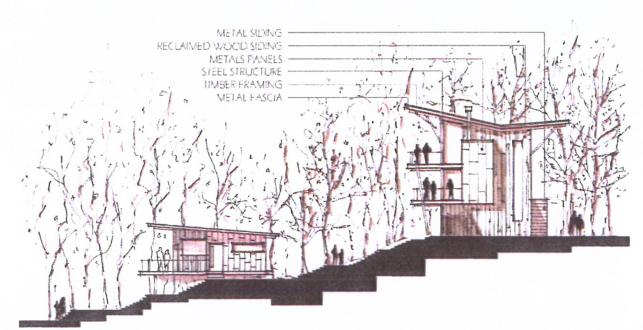


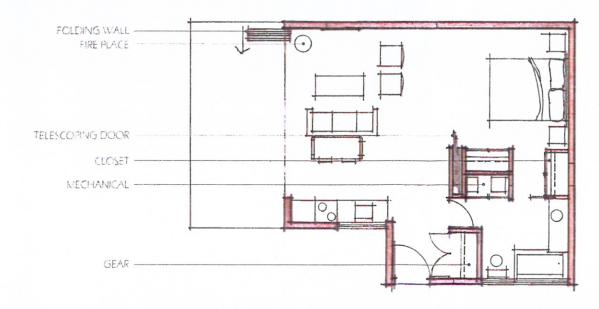












NEST DESIGN

BERTOLDI ARCHITECTS ARCHITECTURE - PLANNING - INTERIORS

SUMMIT EDEN
PHASE 1 PRUD SUBMITTAL

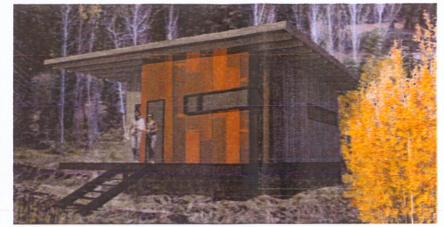


DATE: JANUARY 25, 2013
PROJECT: 1301
DRAWN BY:
REVIEW BY:
VERSION: PRUD
REVISIONS:
SHEET TITLE:
DESIGN GUIDELINE
REFERENCE

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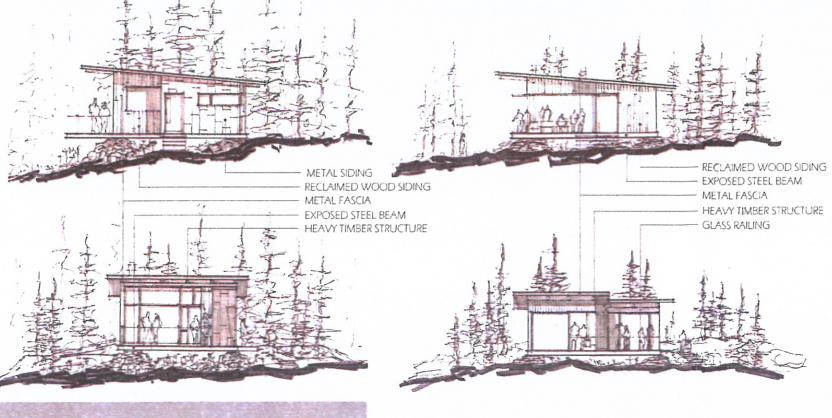


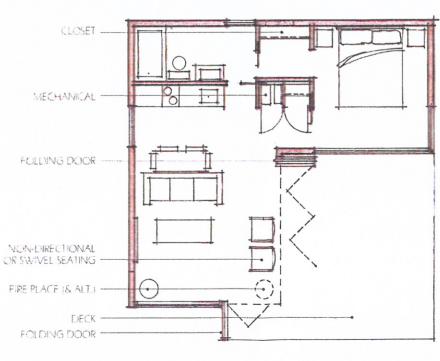














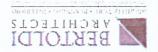
SUMMIT EDEN PHASE 1 PRUD SUBMITTAL

Summit

DATE:	JANUARY 25, 2013
PROJECT:	1301
DRAWN BY:	
REVIEW BY:	
VERSION:	PRUD
REVISIONS:	
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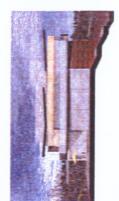


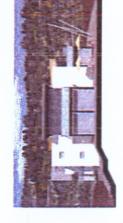
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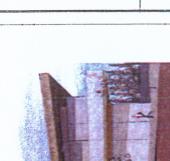
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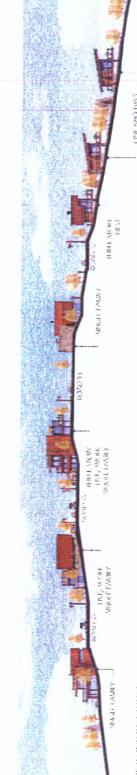












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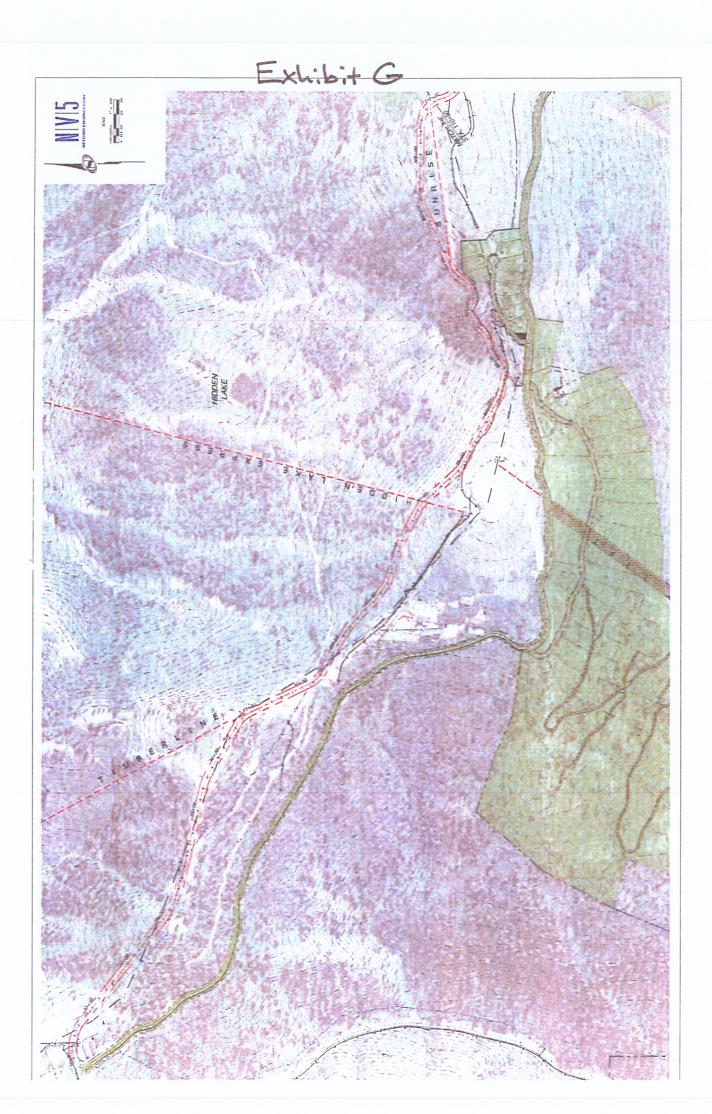
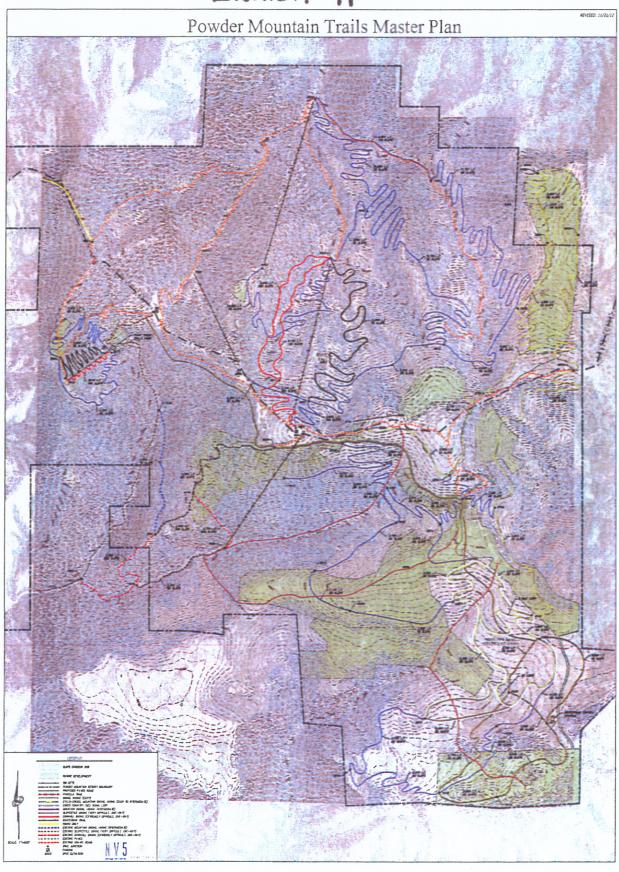
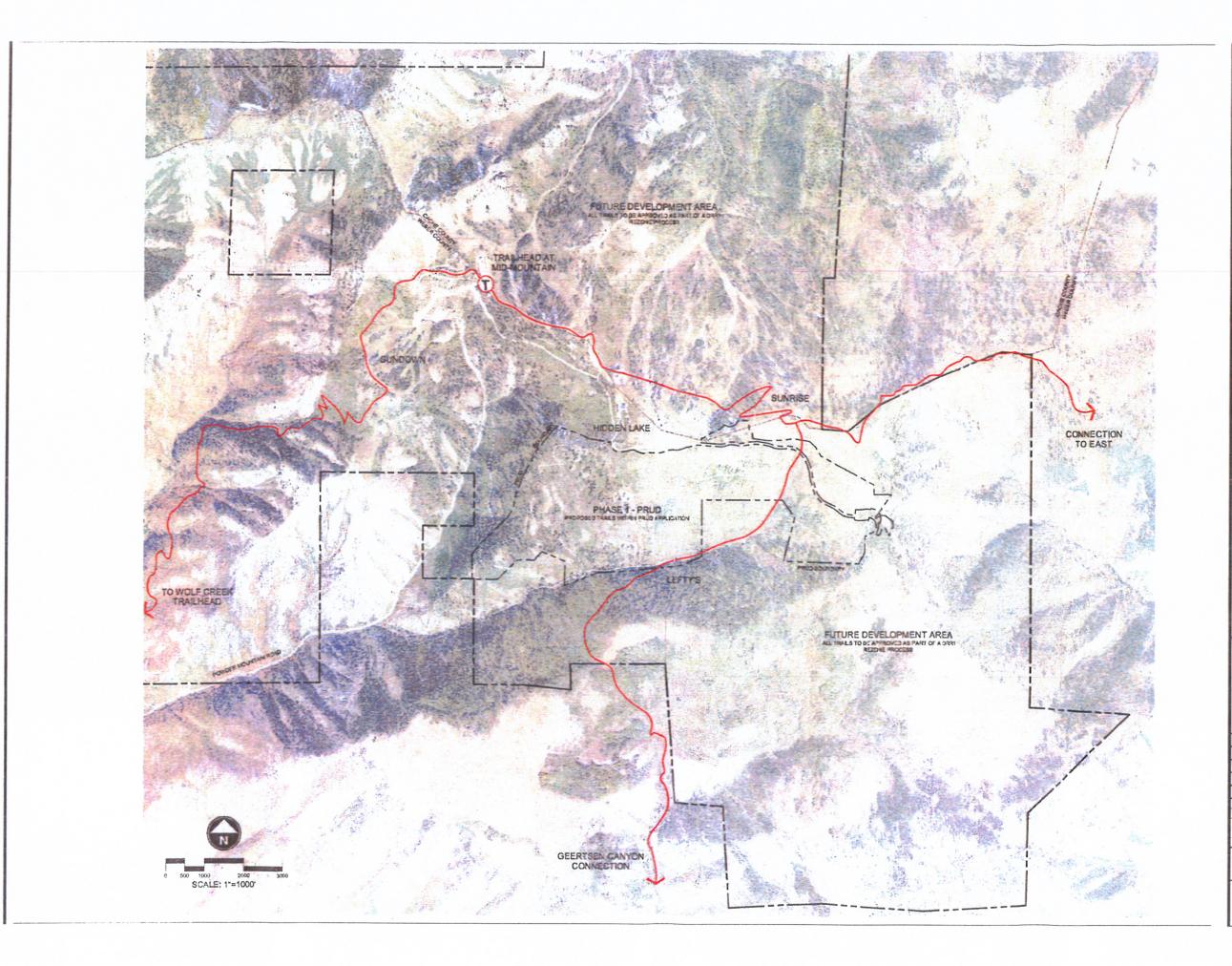


Exhibit H







SUMMIT EDEN PHASE 1 PRUD SUBMITTAL



JAIL:	MARCH 4, 2013
PROJECT:	00.0000.000
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REVIEW BY:	EL
VERSION:	PRJD
REVISIONS:	
SHEET TITLE:	ΔΠ
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SHEET NUMBER:	
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1.2 Powder Mountain Trail System

Summit desires to develop an extensive network of new trails, and enhance some of the existing trails and access roads, as part of the proposed expansion of the Powder Mountain resort. These trails would primarily consist of non-motorized, multi-use natural surface trails that would be used for hiking, running, mountain biking, cross country skiing, snowshoeing and equestrian recreation activities.

The objective will be to connect with the county master trail system as outlined on the attached plan. The trails through Powder Mountain would be for general use and would be operated in accordance with the rules and regulations of the Powder Mountain community as outlined. The trails are privately owned and maintained, and the use will follow simple guidelines for registration, timing and etiquette.

Exhibit I

Powder Mountain Financial Plan

Weber County Planning Department 2380 Washington Blvd. Suite 240 Ogden, Utah 84401-1473

Dear Sirs,

We propose the following financial strategy to fund the first phase of the Powder Mountain Development.

Project Proforma

Project Costs (\$M)		
Land Acquisition		\$24.0
Development/Due/Diligence/Closing Costs		7.4
Infrastructure		22.8
Capital Improvements/New Amenities		3.7
Development Loan Fees		0.8
Supplemental Bond Reserve		1.6
Contingency		2.5
	Total	\$62.8
Funding Sources (\$M)		
Equity		\$30.0
County Bond/Infrastructure		19.3
Zions Loan		13.5
	Total	\$62.8

We have secured financing from a private bank to combine with the county bond to pay for the Phase I project.

To date, we have pre-sold 25 lots of our Phase I. As lots sales and are closed, we will pay down the development loan. This funding mechanism will provide the structure to build the Phase I, of Powder Mountain.

Thanks,

Russ Watts

Home Help Agendas Projects Map

Sean Wilkinson Dashboard Account Settings Log Out

Exhibit J

Edit Delete Add a File Email

Engineering Review 1

Project: Powder Mountain PRUD

User: Rochelle Pfeaster

Department: Weber County Engineering Division

Created: 2013-02-19 11:37:52 Modified: 2013-02-19 15:44:02

Notes

I have had a chance to review the plan(s) and have the following comment(s): Written responses to the following comments are required.

- 1. Why are some lot numbers circled and others aren't?
- 2. Please show proposed shared access for Lots 37/38, 42/43 and 19/20/21. Be sure to include horizontal and vertical design information.
- - 1. How will utilities be constructed to each building envelope?
 - 2. How will the private drive affect storm drainage?
- 4. Drawings for the PRUD & The Road Dedication need to be seperated for submitting and reviewing purposes.
- 5. Engineering needs to see horizontal and vertical design information for all PRUD Roads, Storm Drain & Saniatary Sewer Systems. (plan & profile, construction drwaings, general notes, all details needed for construction, SWPPP drawings)
- 6. Sheet L1.4:
 - 1. The areas which have a slope of 30%-40% and over 40% are so similar in color, the distinction is difficult to make.
- 7. Label which roads are public and private.
- 8. A signed and stamped letter from Powder Mountain Sewer and Water approval is required for the culinary and sewer infastructure design.
- 9. A will serve letter from Rocky Mountain Power is required.
- 10. DDW and DEQ approval letters are also required.
- 11. Update storm water master plan and design.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

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Wilkinson, Sean

Exhibit K

From:

Bruderer, Craig [Craig.Bruderer@rockymountainpower.net]

Sent:

Wednesday, February 20, 2013 8:06 AM

To:

Wilkinson, Sean

Cc:

Russ Watts (russ@wattsenterprises.com); Sewell, Karl; Burrell, Nancy

Subject:

Electrical load at Powder Mtn. Ski Resort

Attachments:

Powder Mtn. loading.pdf

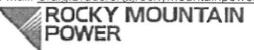
Sean:

I received the attached sheet from Summit Mountain Holding Group for the Powder Mtn. development upgrade. We have adequate power to serve the proposed load that is scheduled to come on line in 2013 and perhaps 2014. We are in the process of doing a formalized study to determine when our facilities will need to be upgraded to meet the proposed new load. From my initial look, we will need to do some significant upgrades to meet the proposed 974 KW of new load that is scheduled for 2015.

Sincerely,

Craig Bruderer Customer and Community Manager 1438 W. 2550 S., Ogden, UT Phone: (801) 629-4305 office (801) 721-0245 cell

E-Mail: Craig.Bruderer@rockymountainpower.net



Let's turn the answers on.





Forest Service Uinta-Wasatch-Cache National Forest 507 25th Street, Suite 103 Ogden Ranger District

Ogden, UT 84401 801-625-5112

File Code: 1900

Date: February 19, 2013

Weber County Planning Attn: Jim Gentry 2380 Washington Blvd Suite 240 Ogden, UT 84401

Dear Jim:

The USDA Forest Service, Ogden Ranger District, Uinta-Wasatch-Cache National Forest has completed the preliminary review of the first phase of the Summit Eden/Powder Mountain Master Plan application to your office. Our review assumes that this entire proposal only applies to the privately owned properties adjacent to the National Forest.

We are coordinating with Utah Division of Wildlife Resources, Pam Kramer, to develop further comments concerning developments directly adjacent to the Middle Fork Wildlife Management area, jointly owned and managed by the two agencies. At this time, those comments are being developed.

We have the following comments or suggestions for your consideration.

- 1. This proposal is generally restricted to developments on the private lands adjacent to the National Forest. These developments will have an effect to the National Forest System lands just by the nature of increased numbers of recreation visitors in this currently undeveloped area. No approval for changes to National Forest can be approved through your planning efforts. We would expect Powder Mountain to contact us directly to propose projects for consideration on Forest Service property.
- 2. The developers and their representatives have begun the process with Utah Division of Forestry, Fire and State Lands to complete a Community Wildfire Protection Plan. A daily concern to the Forest Service is the risk assessment and planning for uncontrolled wildland forest fires. The vegetation throughout this private development as well as the adjacent National Forest lands is oak which has a close connected history with wildland fires. We would assume that the Community Wildfire Protection Plan will include some effort to strategically place water sources and an overview of how the roadways could aid or prevent the access by fire-fighting equipment. In addition, the Forest Service has nationally and locally contracted helicopters currently located in Mountain Green specifically for fire control.
- 3. There are numerous streams and drainages in the area. A primary mission of the Forest Service is maintaining or improving water quality. Currently, Pineview Reservoir is listed as an impaired because of phosphorus, dissolved oxygen, and temperature. We encourage you to minimize potential impact on drainages, wetlands and ponds.





- 4. We have concerns with public safety for the skiers who leave your lift-served area to ski down to pick up points on State Road 158 either in Lefty's Canyon below your cat skiing area or near Bald Mountain, south of the top terminal of the Sundown lift. This use of the National Forest is not illegal but has been identified as a potential problem with great public risk. We would like to coordinate with the Ski Area to mark the boundaries in both areas and discuss the possibility of signs similar to the standard "Back Country access gates" used at permitted resorts such as Snowbasin.
- 5. In your trail plan, it shows a trail in Lefty's canyon trail classified as an "existing Downhill Biking (Extreme Difficult, one-way). This trail is not a legal Forest Service system trail. You are welcome to propose new trails on National Forest lands but, we should discuss this as soon as possible because we will likely schedule the decommissioning of the route this summer. We are currently working with a group of local kids to remove the trail features they built without permission in Lefty's Canyon accessed by SR158.

Geertsen Canyon trail (6322) is an existing Forest Service system trail that begins in the valley near Pineview. It would be a shame not to connect this route to the proposed trail system on Powder Mountain. Also shown on the 2002 Ogden Valley Pathway Master Plan, jointly prepared by the Ogden Valley chapter of Weber Pathways and the National Park Service River and Trails program, are other routes such as the La Plata Ridge road and trails that connect into the Ogden Valley. Your new proposed trails would be a valuable addition to the trail system developing in the area.

- 6. We would suggest that creative ideas be encouraged to make this development exceptionally green. As an example, Leadership in Energy and Environmental Design (LEED) certifications highlight the tactics other well-known resorts have used to reduce their impacts to the environment. In an effort to improve the air quality in this development and the adjacent communities in the Ogden Valley, the exclusive use of Natural Gas or propane in fireplaces rather than typical wood burning fires would make significant impact to the adjacent properties including the National Forest lands.
 - The USDA Forest Service is actively engaging and enlisting collaborator support in climate change discussions, responses, adaptation and mitigation. We encourage you to participate to build local public awareness and support for a climate change response.
- 7. Recreation activities in the Ogden Valley have grown and evolved especially since the 2002 Winter Olympic Games with Snowbasin as a venue. In the past, Powder Mountain has served an important local niche for winter and summer activities. The Ogden Ranger District is the local office of the USDA Forest Service which includes Snowbasin Resort and lands adjacent to Wolf Mountain. As you consider new outdoor recreational activities, feel free to contact this office both for our information as well as any ideas we can offer you.

These are our initial points after reviewing the Master Plan proposals. As the public meetings occur and typical general discussions take place, we may add to these points to improve the Forest Service response. Please feel free to contact Rick Vallejos in this office or myself if you would like to discuss these points more.

Sincerely, Buc Vallejon

RENEE F. FLANAGAN Ogden District Ranger

Exhibi+ M

Powder Mountain Water & Sewer Improvement District PO Box 270 Eden, UT 84310

February 14, 2013

Russ Watts Summit Development 1400 N. 5900 E. Eden, UT 84310

Subject: Summit Development Phase I at Powder Mountain

Dear Russ:

This letter is to confirm that the Powder Mountain Water and Sewer Improvement District (PMWSID) can and will furnish water and sewer service to the above project upon your agreement with and completion of the following requirements to the satisfaction of PMWSID:

- 1. Summit Development shall furnish written approval from the local jurisdiction (Weber County, State of Utah) of the water allocation for the project and agrees to be solely responsible for determining annual water demand and wastewater generation estimates.
- Summit Development shall enter into a Construction and Transfer of Water and Sewer Infrastructure Agreement with PMWSID prior to beginning the preliminary plan review process or the plan check review process. This agreement and any major infrastructure improvements shall be referenced in Summit Development agreements with the local jurisdiction.
- 3. All fees and charges shall be paid in accordance with PMWSID Rules and Regulations and at the time specified in the Infrastructure Agreement before initiating preliminary plan review, plan check review and connection to water and/or sewer service.
- 4. The new wastewater collection systems within the project area and connections to and/or abandonment of existing infrastructure shall comply with all PMWSID Rules and Regulations. In addition to conforming to District design requirements, Summit Development agrees to meet Utah Department of Health Services and County Health requirements.
- 5. Summit Development shall identify any other infrastructure improvements outside the project area that may be necessary as a result of this project. Water and sewer improvements outside of the project area may be borne by Summit Development in part or in whole depending on an assessment of project benefits.
- 6. All water and sewer infrastructure shall be placed within planned or existing public roadway right-of-way. PMWSID may have existing infrastructure that requires relocation

- as a result of this project. All water and sewer infrastructure easements within the roadway right-of-way of the project will be conveyed to the PMWSID prior to acceptance by PMWSID.
- 7. If applicable, any existing septic systems and/or sewer pipes within the property lines of the project shall be identified and shall be abandoned according to County Health Department and PMWSID requirements.
- 8. Each business, tenant, residential unit, and common residential or commercial irrigated area, shall be individually metered.
- 9. PMWSID engineering firm Reeve Associates have reviewed the preliminary plans and have offered additional insights (see attached).

The PMWSID may identify additional requirements upon review of project documents, plans and specifications. If that occurs, we will immediately inform you.

If you have any questions please contact us at (801) 745-0924.

Sincerely,

Gregg Greer Powder Mountain Water and Sewer Improvement District

Exhibit N



MEMORANDUM

To: Gregg Greer, Chairman Power Mountain Water & Sewer Improvement District

From: John Reeve PE & Nate Reeve PE, District Engineers

RE: Summit at Powder Mtn PRUD Phase 1

Date: 2/07/13

We have reviewed the preliminary roadway plans for Summit at Powder Mtn PRUD Phase 1, Water & Sewer Systems prepared by NVS. We have also had conversations with NVS, Russ Watts and Paul Southwick concerning the designs for additional clarification. We have the following comments:

- 1. The water system will be an independent system not connected to the existing culinary water system. This new system will function totally dependent once a new water source is functioning which will be fed from a new water well(s).
- 2. The water lines are oversized to reduce friction loss and provide additional pressure for upper lots.
- 3. Water and sewer lines to be shown in profile view.
- 4. Several of the lots above the main water line will have insufficient water pressure. Provide design to accommodate proper pressure at all lots. Water system analysis will be required for final review and approval.
- The sewer system is a combination of pressure lines and gravity lines. The location of this development will dictate the use of both. Overall system analysis will be required for final review and approval.
- 6. The sewer system will potentially have 12 pump stations with backup power generators. All pump stations will be the responsibility of the District for management. Detailed plans for each pump house including electrical plans, mechanical, and structural plans will be required for final review and approval.
- 7. The sanitary sewer is designed to flow close to the Hidden Lake area and down the mountain to the existing sewer lagoons. The capacity within the lagoons is constantly



changing based on fill rates and not the number of connections. When the last lagoon cell is close to capacity, the State will require an additional cell to be constructed or to find another location to treat the waste water, possible. A complete analysis of the current treatment facility, process, flow rates, etc will be required for final review and approval.

- 8. The existing sanitary sewer outfall to be examined in detail to evaluate its condition and alleviate and potential restrictions, construction deficiencies or settlement.
- 9. Final construction drawings will be required for the water tank, water well, overall water and sewer master plans, etc for final approval.
- 10. Detailed construction details and specifications to be submitted for review and final approval.

Based upon the information contained within the preliminary plans, reports on the existing system, and conversations with the design team, we recommend that the district issue a will-serve letter for both the water and sewer systems, conditioned upon the information above and acceptable water flows from the well(s) to meet their demands, meeting all Powder Mountain Water & Sewer I.D. Standards & Specifications, and all Utah State Department of Water Quality Standards & Specifications.

We have tried to address all items of concern. However, this does not forego other items of concern that may need to be addressed during additional reviews of during construction of improvements.



EXECUTIVE COMMITTEE

Mark T. Miller, Chair Greg Scothern, Vice Chair Elliot Hulet, Past Chair Dotty Steimke, Treasurer Helene Liebman, Secretary Pam Parkinson, At Large Steve Schoof, At Large Sandy Crosland, Advisor

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STAFF

John Slack

Mark Benigni. Executive Director Rod Kramer, Outreach Coordinator

Zach Chatelain, Owner, Bikers Edge

Diane Stern, Past Board Member Teff Stuart, Past Board Member February 13, 2013

Mr. Jim Gentry Weber County Planning 2380 Washington Boulevard Ogden, Utah 84401

Ref: Trails Master Plan for Powder Mountain's PRUD, Phase 1

Dear Mr. Gentry:

Weber Pathways has reviewed the above-referenced plan, and we have one primary concern.

The Trails Master Plan states that one objective is to develop lift-served biking and hiking for the public, most of which would be located in Cache County. The plan also states that the owners intend to develop a network of new biking, hiking, equestrian, and cross-country ski trails within the private Summit development, located primarily in Weber County.

In the Powder Mountain Agency Review Committee meeting on February 11, 2013, the Summit representatives clarified that the private trails are all trails south of the ridge below the Hidden Lake lift. This would include trails now on the County trail plan as well as existing trails that are part of the map, "Pathways in Weber County." The trails in the County plan and the map are all open to the public.

There does not appear to be anything in the Ogden Valley Pathways ordinance to keep a landowner from prohibiting public use of trails on their land, however, we would ask the Planning Commission to urge the landowner to remove any public restriction on trail use. There has been a long history of public access to this area to bike and hike. There are many examples in Weber County of trails on private lands where the public has access. In such cases, signs that alert trail users to the private property have been effective in keeping users on the trail.

In addition, projects to construct trails with no public access do not qualify for grants from trail funding resources, such as the State's Recreational Trails Program or the County's Recreation, Arts, Museum, and Parks Program.

Sincerely,

Mark Benigni Executive Director Helene Liebman

Board Member

9W

Home Help Agendas Projects Map

Jim Gentry Dashboard Account Settings Log Out

Exhibit P

Edit Delete Add a File Email

Weber Fire District Review

Project: Powder Mountain PRUD

User: Ted Black

Department: Weber Fire District Created: 2013-03-06 14:38:33 Modified: 2013-03-06 14:38:33

Approved: Yes

Notes

- A = Approved
- C = Correction Required
- N = Not Applicable
- . I = Insufficient Info

Fire Hydrant Requirements

- C (33) Thirty Three new fire hydrant(s) as indicated on the plan. Maximum Spacing 500 ft. in developed areas
- I Fire flow 1500 g.p.m.
- Water storage capacity for fire fighting 120,000 gallons minimum.

Comments: Thirty three new fire hydrants are required as indicated on the plan. Hydrant spacing shall be a maximum of 500 feet in developed areas and 1000 feet in undeveloped areas. Effort shall be made to position fire hydrants in areas that are relatively flat to insure usability of the hydrant. The developer shall submit a letter of water availability. The plan review fee for this project of \$150.00 is due and payable to the Weber Fire District prior to any approval.

Access road Requirements

- A Roads shall have a minimum clear and unobstructed width of twenty six feet.
- A Roads shall have a minimum clear and unobstructed height of 13'-6".
- A Roads shall have a maximum grade of 15%.
- A Interior turning radius on all corners shall be a minimum of 28'-0".
- A Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
- N Second fire apparatus access road required.
- C \$150.00 fee required for this plan review
- A Fire Sprinklers are required in each structure to applicable NFPA Standard
- The owner/developer shall provide to Weber Fire District at no cost, a sufficient parcel of land, agreeable to Weber Fire District, for the purpose of building a fire station.

General Requirements

- 1. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
- 2. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
- 3. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
- 4. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
- 5. All structures shall comply with the requirements of the International Fire Code and the International Building Code, 2009 editions.
- 6. Fire department apparatus access is required for each lot.
- 7. No curb or other obstruction will be permitted in the path of emergency vehicle access.
- 8. All structures shall be equipped with an NFPA compliant fire sprinkler system.
- 9. This approval is limited to single family structures.

Every effort has been made to provide a complete and thorough review of these plans. However nothing in this review is intended to relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards

Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Exhibit Q

State of Utah

Community Fire Planning

For the Wildland - Urban Interface

POWDER MOUNTAIN

Protecting Life, Property, and
Community Values
Through
Community-Based Planning

DATE: February 28, 2013





Powder Mountain Community Fire Planning

INTRODUCTION

Wildfire has been a continuing challenge throughout Utah's history. There are several areas in Utah where there is an extreme danger of wildland-urban fire. In fact, any fire over 100 acres threatens some structure due to the increase in development into wildland areas. Over 400 of Utah's communities have been classified as "at risk" of wildfire. The safety of the citizens of any community is a shared responsibility between the citizens; the owner, developer or association; and the local, county, state and federal governments. The primary responsibility, however, remains at the citizen/owner and association level.

The following problems have increased the wildland-urban interface wildfire risk:

- Desire to live in a secluded area surrounded by natural vegetation without defensible space.
- Homes are built of flammable materials (wood siding, shakes and patios).
- Fire equipment is hampered from protecting an area because of long, narrow, winding, or steep driveways.
- Distance from fire departments.
- One ingress and egress road in subdivisions and some communities.
- Misperception that fire protection in rural areas is equal to urban fire protection services.
- · Inadequate water supply.
- Poor signage and access to residences.
- No hazard planning for evacuation and no early warning systems.
- Utility service lines and propane tanks.

The purpose of community fire planning is to...

- Empower communities to organize, plan, and take action on issues impacting community safety
- Enhance levels of fire resistance and protection to the community
- Identify the risks of wildland/urban interface fires in the area
- · Identify strategies to reduce the risks to homes and businesses in the community during a wildfire.

OBJECTIVES OF COMMUNITY FIRE PLANNING IN UTAH

- Facilitate organization of citizen fire councils to guide planning and coordinated action
- Improve community safety through:
 - √ Coordination
- ✓ Training
- √ Fire Prevention

√ Education

- √ Fuel modification
- ✓ Public Safety

- Enhance fire protection through:
 - ✓ Improved fire prevention and public education
 - ✓ Improved coordination within the community
 - ✓ Development of long-term strategies
- Reduce the potential for and the consequences of wildfire.

STATEMENT OF LIABILITY

The activities suggested by this guidance document, the assessments and recommendations of fire officials, and the plans and projects outlined by the citizen fire council, are made in good faith according to information available at this time. The community wildfire committee is responsible for the actions taken under this plan. The Utah Division of Forestry, Fire and State Lands can make no guarantees regarding the level of success users of this plan will experience. Wildfire still occurs, despite efforts to prevent it or contain it; the intent of all decisions and actions made under this plan is to reduce the potential for and the consequences of wildfire.

Powder Mountain Community Fire Planning

ABOUT THIS DOCUMENT

This document provides the outline for and specifies the information recommended for inclusion in a wildfire plan. If possible, the community should create its own document using a word-processing program, following the format outlined here; however, this workbook format has been created to provide whatever assistance possible in facilitating this process.

Introduction -- Partnerships and Collaboration

Depending on where the community is located, various federal and state partners will be involved. This section outlines who was involved in identifying the risks and treatments within and around the community.

Part I - Community Description

The community description identifies community resources that can be used to complete the goals of the plan, and a physical description of the community to guide wildfire preparation and response decisions.

Part II - Community Prescription

The community prescription includes the goals of the plan, identifies specific actions needed to complete the goals of the wildfire plan and identifies responsible parties, resources and priorities.

Part III - Resources

This section contains a list of wildfire preparation and response resources that are selected by the community for retention in a community wildfire reference library.

Part IV - Technical Assessments

This section includes fire officials' assessments and ratings of the wildfire hazard in the community, and their recommendations for actions to mitigate hazards.

Appendix

The information to be included in the appendix is primarily determined by the community and fire officials: data, assessments, maps, contact lists, project worksheets – whatever might prove useful to the community.

RESOURCES

For resources to complete a wildfire plan for your community, consider organizations such as the following:

- ✓ Local / Primary fire protection provider
- ✓ Local Resource, Conservation and Development Districts
- ✓ Utah Division of Forestry, Fire and State Lands
- ✓ Utah State Fire Marshal (Dept. of Public Safety)
- ✓ Utah Comprehensive Emergency Management
- ✓ Utah Living With Fire
- √ FireWise

- ✓ County fire agencies
- ✓ County emergency management services
- ✓ American Red Cross
- ✓ USDA Forest Service
- ✓ U.S. Department of Interior Agencies
- ✓ Utah Resource Conservation Districts
- ✓ Utah Soil Conservation Districts

Contact information for some of the above-listed agencies is included in the back of this document.

For information concerning the Community Fire Planning guidance document, contact the Utah Division of Forestry, Fire and State Lands, P.O. Box 145703, Salt Lake City, Utah 84114-5703. Or, e-mail tyreholfeltz@utah.gov. The Community Fire Planning guidance document is available at http://www.ffsl.utah.gov/firemgt/WUI/CFP/CFP-workbook3.doc. Completed Community Fire Plans should be submitted to your local Area Manager or Fire Management Officer from the Utah Division of Forestry, Fire and State Lands.

ACKNOWLEDGMENTS

The Utah Division of Forestry, Fire and State Lands would like to thank Kathy Hammons and Janet Johnson of Community Solutions, Inc. for their input and work on this document. The Division also appreciates those agencies whose publications inspired the creation of this document, such as the Pennsylvania Model Prevention, Pre-suppression and Preparedness Plan, the Colorado State Forest Service Wildfire Hazard Mitigation and Response Plan, the Big Sky Fire Management Strategy, Utah's Wildland-Urban Interface Fuel Load Reduction Community Level Protection document, and others. Finally, thanks to Arthur W. DuFault, former Utah State Forester and National Fire Plan Coordinator, who initiated this endeavor for the State of Utah.